

CITY OF Bloomington

CITY OF BLOOMINGTON

Deed Record #107, page 519-520
Gertrude and Elmer Young
to the City of Bloomington

CHECK ✓ All that part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, T10N, R1E, which lies South of the Woodall Public Road, and all that part thereof which lies West of the Hendrickson County Road containing an all 36 acres, more or less. ✓ Also, the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 28, T10N, R1E, containing 80 acres, more or less; containing in all 116 acres, more or less.

Subject to an easement granted to Morgan County Rural Electric Membership Corporation all as is set out and recorded in the office of the Recorder in Monroe County, Indiana in Miscellaneous Record #21, page 102.

Deed Record #111, page 16

Roy T. and Cathleen Wilson
to the City of Bloomington

✓ The following described real estate, to-wit: Situated in Section 28, T10N, R1E, as follows: a strip of land 46 rods in width off of the North end of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 28, T10N, R1E, containing 23 acres, more or less. ✓

X Also, beginning at a point 46 rods South of the Northeast corner of the SW $\frac{1}{4}$ of Section 28, T10N, R1E, and running South 20 rods thence West 80 thence North 20 rods to a point 46 rods South of the North line of the SW $\frac{1}{4}$ thence East to the place of beginning, containing 10 acres, more or less. ✓

X Also the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28, T10N, R1E. ✓

X Also, all that part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 28, Township and Range as aforesaid that lies within the following boundary lines, to-wit: Beginning at the Northwest corner of the NE $\frac{1}{4}$ of said Section, running thence East with the North line of said Section to the center of Honey Creek which at this point was formerly known as Riddle's Bayou, (the said creek now runs into and through said Bayou) running thence in a Southerly direction with the center of said Honey Creek with its meandering through to a point on the West bank of Bean Blossom Creek at high water mark, opposite to where the center of Honey Creek intersects the East bank of Bean Blossom Creek; thence in a Southerly direction with the meanderings of Bean Blossom Creek at high water mark to the line dividing the SE $\frac{1}{4}$ from the NE $\frac{1}{4}$ of said Section 28, thence West with said line to the line dividing the NE $\frac{1}{4}$ from the NW $\frac{1}{4}$ thence North to the place of beginning. ✓

Charles Townsend and Lula Townsend to
City of Bloomington

X The Southwest quarter of the Southeast quarter of Section 28, and that part of the Southeast quarter of the Southeast quarter of said section that lies South of Bean Blossom Creek, all in Township 10 North, Range 1 East, containing 65 acres, more or less;

Also, part of the northeast quarter of Section 33 and the northwest quarter of Section 34 Township 10 North, Range 1 East, bounded as follows, to wit: Commencing at the Northeast corner of the Northwest Quarter of the northwest quarter of said Section 34, running thence West to the northwest corner of the Northeast quarter of said Section 33, thence South 20 rods, thence East to the East line of the Northwest quarter of the Northwest quarter of the Northwest quarter of said Section 34, thence North to the place of beginning, containing in all Twenty-five (25) acres, more or less, except what has formerly been deeded for church purposes and graveyard.

Excepting from the above described land the following described land:

Beginning at the Northwest corner of the Northeast quarter of said Section 33, thence South 20 rods, thence East 860 feet, more or less to the center line of a County Pike Road, thence Northwestwardly along the center line of said road 1184 feet to the West line of the Southeast quarter of said Section 28, thence South 399 feet, more or less to the point of beginning.

Also, excepting beginning at the northwest corner of the southwest quarter of the Southeast quarter of Section 28, Township 10 North, Range 1 East, thence South 921 feet, more or less, to the center of a county pike; thence in a southeasterly direction along the center line of the county pike, 1184 feet to a point, said point being in Section 33, Township 10 North, Range 1 East and 20 rods South of the South line of the Southwest quarter of the Southeast quarter of Section 28, Township and Range aforesaid; thence East 250 feet to a point; thence North 920 feet to a point thence in a Northwesterly direction to a point in the North line of the Southwest quarter of the Southeast quarter of Section 28, Township and Range aforesaid, thence West along the said line 400 feet, to the place of beginning.

Deed Record #111, page 17 Marion Twp.
Charles and Lula Townsend to the City of Bloomington

X The South half of the Southeast quarter of the Southeast quarter of Section 27, Township 10 North, Range 1 East, containing 20 acres, more or less.

Also, the Southwest quarter of the Southeast quarter of Section 27, Township 10 North, Range 1 East, except that beginning at the Northeast corner of said quarter quarter, running thence South along the East line of said quarter quarter a distance of 30 rods, thence West 80 rods, more or less, to the West line of said quarter quarter; thence North along the West line of said quarter quarter a distance of 30 rods to the Northwest corner of said quarter quarter; thence East along the North line of said quarter quarter 80 rods, more or less, to the point of beginning, containing, after said exception 25 acres, more or less.

Also, all that part of the Northwest quarter of the Northeast quarter of Section 34, Township 10 North, Range 1 East, lying North of Bean Blossom Creek, containing 20 acres, more or less.
Containing in all 65 acres, more or less.

Deed Record #111, page 22
Franklin and Aletha Chitwood to the City of Bloomington

? 30 acres off the South end of the West half of the East half of the Northwest quarter of Section 35, Township 10 North, Range 1 East.

Deed Record #111, page 58

Elsie and Carl Gilispie Quit-Claim Deed to the City

Deed Record #111, page 58-59

Carl Gilispie as Commissioner, Commissioner's Deed to the City
Same description in both deeds

A part of the Southwest quarter of the Southwest quarter of Section 27 and a part of the Southeast quarter of the Southeast quarter of Section 28 in Township 10 North, Range 1 East described as follows, to-wit:

*Beginning at the center of the public highway known as the Hendrickson County Road (sometimes called the Martinsville Road) $34\frac{1}{2}$ and one-half ($34\frac{1}{2}$) rods West of the Northeast corner of said Southwest quarter of said Southwest quarter of said Section 27, running thence in a Southerly direction on and along the center line of said road, to where said centerline intersects the section line between Sections 27 and 34; thence West on said Section line $45\frac{1}{2}$ rods to the corner of Sections 27 and 28; thence North on section line $15\frac{1}{2}$ rods to the center of Bean Blossom creek; thence on and along to the point where said center line intersects the North line of said Southeast quarter of said Southeast quarter of said Section 28; thence East to the place of beginning, containing $34\frac{1}{2}$ acres, more or less, including the $11\frac{1}{2}$ acre tract set off to Michael D. Fleener, the $11\frac{1}{2}$ acre tract set off to Mary A. Fleener, and the $11\frac{1}{2}$ acre tract set off to John Fleener in a certain judgment and decree of partition entered in the Monroe Circuit Court, January Term, 1902, in Civil Order Book "X", pages 324-328, in the office of the Clerk of the Monroe Circuit Court.

Deed Record #111, pages 91-92

Roger Black, et al, to the City of Bloomington

*The Northwest quarter of the Southeast quarter of Section 35, T10N, R1E, containing Forty (40) acres, more or less;

Also, all that part of the East half of the Southeast quarter of Section 35, T10N, R1E that lies North of Bean Blossom Creek, and more particularly described as follows: Beginning at the Northeast corner of said Southeast quarter, thence South with the East line thereof 91.50 rods to Bean Blossom Creek, thence with said Creek South $70\frac{1}{4}$ degrees West $33\frac{1}{2}$ rods, and North $33\frac{1}{4}$ degrees West and 32 rods to the South line of the Northeast quarter of the Southeast quarter of said Section 35, thence North 89 degrees West $32\frac{1}{2}$ rods to the Southwest corner of said quarter quarter, thence North 80 rods to the Northwest corner of said quarter quarter, thence East along the North line thereof 80 rods to the place of beginning. BUT EXCEPTING from said last named description the following: Beginning at the Northeast corner of said East half of the Southeast quarter of said Section 35, thence running West 805 feet; thence South 15 degrees East for a distance of 117 feet, thence South 73 degrees West for a distance of 250 feet; thence Southeasterly for a distance of 1250 feet, more or less, and to a point in the South line of the Northeast quarter of the Southeast quarter of said Section 35, that is 500 feet West of the Southeast corner of said Northeast quarter of said Southeast quarter; thence East 500 feet to the Southeast corner of said Northeast quarter of said Southeast quarter, thence North on and along the East line of said quarter quarter Section to the place of beginning, and containing in said exception 24 acres, more or less.

Also, Excepting that part of the following described lands that lie in said East half of the Southeast quarter of Section 35, Beginning at a point that is 805 feet West of the Northeast corner of the said East half of the Southeast quarter of said Section 35, thence running North 15 degrees West for a distance of 107 feet, North 15 degrees West for a distance of 107 feet, thence South 56 degrees West for a distance of 268 feet; thence South 15 degrees East for a distance of 125 feet; thence North 73 degrees East for a distance of 250 feet; thence North 15 degrees West for a distance of 117 feet and to the place of beginning, and containing in all of said exception 1 acre, more or less of which $\frac{3}{4}$ acre, more or less lies in said East half of said Southeast quarter.

Subject to a right of passageway over the lands herein conveyed as reserved by Harold F. Fishel and Elsie M. Fishel, husband and wife, in a deed of conveyance to Grantors dated November 19, 1951, from the 1 acre tract hereinabove excepted to the low water line of the reservoir lake proposed to be constructed by the City of Bloomington, in Marion Township, Monroe County, Indiana.

Grantors reserve unto themselves, their heirs, grantees, assigns and their successors in ownership or possession of the lands hereinafter described or any part thereof, a perpetual right and easement over said lands herein conveyed to the low water line of the reservoir lake to be constructed by Grantee on said lands.

It is specifically agreed that as a part of the consideration for this conveyance Grantee grants unto Grantors their heirs, grantees, assigns and successors in ownership or possession of the lands hereinafter described or any part thereof, the right to take and use water from the reservoir lake to be constructed by it, for domestic purposes only, without cost to Grantors, their heirs, grantees, assigns and successors in ownership or possession of said lands, or any part thereof, together with the right to enter upon said lands and to lay any and all necessary pipe lines for the conveyance of same, and to pump and draw water therefrom; and Grantors give and grant unto Grantee herein the right to flow or impound water over and upon said lands of Grantors hereinafter described up to and including a sea level elevation of 635 feet; as follows, to-wit:

Original
A part of the Northeast quarter of the Southeast quarter of Section 35, Township 10 North, Range 1 East, bounded and described as follows, to-wit: Beginning at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 35, Township 10 North of Range 1 East, thence West 805 feet, thence South 15 degrees East for a distance of 117 feet; thence South 73 degrees West for a distance of 250 feet; thence Southeasterly for a distance of 1250 feet, more or less, and to a point in the South line of the Northeast quarter of said Southeast quarter of said Section 35, that is 500 feet West of the Southeast corner of said Northeast quarter of said Southeast quarter; thence East 500 feet to the Southeast corner of said Northeast quarter of said Southeast quarter, thence North on and along the East line of said quarter quarter section to the place of beginning, and containing in said tract 24 acres, more or less.

X Also, a part of the East half of the Northeast quarter of Section 35, Township 10 North, Range 1 East, described as follows, to-wit: Commencing at a point 100 rods East of the center of said Section 35 where Public Road intersects the section line dividing the Northeast quarter from the Southeast quarter, thence in a Northeasterly direction with the meanderings of said road to where said road intersects with the County line; thence South on said county line to the Southeast corner of the Northeast quarter of said Section 35, thence West 60 rods, more or less, to the place of beginning, containing in said tract 10 acres, more or less; and Excepting from said tracts, however, the following tract reserved by Harold F. Fishel and Elsie M. Fishel, husband and wife, in a Deed to Grantors dated November 19, 1951, described as follows: A part of the East half of the Southeast quarter and a part of the Southeast quarter of the Northeast quarter of Section 35, Township 10 North, Range 1 East, described as follows, to-wit: Beginning at a point that is 805 feet West of the Northeast corner of the said East half of the Southeast quarter of said Section 35, thence running North 15 degrees West for a distance of 107 feet, thence South 56 degrees West for a distance of 268 feet thence South 15 degrees East for a ~~fix~~ distance of 125 feet; thence North 73 degrees East for a distance of 250 feet; thence North 15 degrees West for a distance of 117 feet, and to the place of beginning, and containing in said exception, 1 acre, more or less.

Deed Record #111, page 180-181
Pearl Riddle, et al, to the City of Bloomington

X The east half of the northwest quarter, eighty (80) acres, all the south half of the northeast quarter lying on the south side of Beanblossom Creek 76 acres. All that part of the northeast quarter of the northeast quarter lying south of Bean Blossom Creek 7 acres. 5 acres lying south of Bean Blossom Creek in the southeast corner of the northwest quarter of the northeast quarter and 6 acres lying south of Bean Blossom Creek in the northwest corner of the last described northwest quarter of the northeast quarter, all of the said lands being in Section 34, township 10 north, range 1 east, and also that part of the southeast quarter of the southwest quarter of Section 27, township 10 north, range 1 east lying south of Bean Blossom Creek, containing 4 acres, more or less, the said tract containing 178 acres, more or less.

Deed Record #111, page 193
Leon and Gladys Chitwood
to the City of Bloomington

All that part of the northeast quarter of northeast quarter of Section 34 township 10 north range 1 east, bounded and described as follows: Commencing at a point on the north section line 20 rods 14 links west of the northeast corner of said section 34, township and range aforesaid, thence west to the northwest corner of northeast quarter of northeast quarter; ~~running thence~~ ~~running thence~~ running thence south along said quarter quarter section line to point in the center of Bean Blossom Creek; thence in a southeasterly direction with the meanderings of said Bean Blossom Creek to a point that is 20 rods and 14 links west of the east section line of section 34 township 10 north range 1 east; thence running north to the place of beginning, containing 20.4 acres.

Excepting therefrom the above described land the following tract; Commencing at a point on the north line of section 34 at a point that is 20 rods 14 links west of the northeast corner of said section 34, township 10 north, range 1 east; running thence south 700 feet to a point; running thence in a northwesterly direction to the northwest corner of the northeast quarter of the northeast quarter of said section 34 township 10 north range 1 east; running thence along said north section line to the point of beginning, containing in said exception 8 acres, more or less and containing in the land herein conveyed 12.4 acres, more or less.

The grantors herein grant to the grantee a flowage easement up to, and including, elevation 635 above sea level datum.

All that part of the northeast quarter of the southwest quarter of section 35, township 10 north range 1 east, bounded and described as follows: Commencing at a point 12 rods west of the northeast corner of the southwest quarter of section 35; running thence west to the northwest corner of the northeast quarter of the southwest quarter of said section 35; thence south to Bean Blossom Creek running thence southeasterly with the meanderings of Bean Blossom Creek to the intersection of Shuffle Creek road; thence in a northeasterly direction along said road to a point that is 12 rods west of the north and south half section line of said section 35 township ~~and~~ ~~range~~ 10 north, range 1 east; thence north to the point of beginning, containing 18.25 acres more or less. Also, all that part of the west one-half

of the northwest quarter of section 35 township 10 north, range 1 east, and that part of the west one-half of the southwest quarter of section 35, township 10 north, range 1 east, bounded and described as follows: Commencing at the northeast corner of the northwest quarter of the northwest quarter; section 35 township 10 N, range 1 E, ~~running thence~~ running thence south 700 feet to the point of beginning; thence west parallel to the north line of section 35 a distance of 48 rods; thence south to the center line of Bean Blossom Creek; thence in a southeasterly direction with the meanderings of Bean Blossom Creek to the east line of the west half of the southwest quarter of said section 35; thence north to the point of beginning, containing 38.3 acres, more or less.

Deed Record #111, page 192
Lewis and Gertie McClung
to the City of Bloomington

All that part of Section 34 and 35 in T10N, R1E, described as follows: Commencing at a point 10 rods west and 700 feet South of the northeast corner of section 34, T10N, R1E, thence south 520 feet to a point; thence west 4 rods to Bean Blossom Creek; thence with meanderings of Bean Blossom Creek southeast to a point 18 rods and 10 links east of the west line of section 35; thence north to point 700 feet south of the north section line of said section 35, T10N, R1E; thence west 28 rods and 10 links to real point of beginning, containing 18 acres.

Deed Record #111, page 191-192
Arthur and Pearl Richardson
to the City of Bloomington

All that part of the east half of the northeast quarter of section 34 bounded and described as follows: Commencing at a point on the north section line of said section 34 that is 10 rods west of the northeast corner of said section; thence south 700 feet to point of beginning; thence west 10 rods and 14 links to a point; thence to the center line of Bean Blossom Creek; thence with the meanderings of Bean Blossom Creek to a north and south line ten (10) rods west of the east section line of section 34 township 10 range 1 east; thence north to point of beginning, containing 2.3 acres, more or less. Beginning at the center of Section 35, T10N, R1E, running west on half mile line 12 rods; thence south 56 rods to the road running north 64 degrees east from Bean Blossom bridge; thence following said road in a southwesterly direction to the northeast stone of the old mill site situate at the north end of Bean Blossom Bridge; thence following the meanderings of Bean Blossom

Continued
Arthur and Pearl Richardson to City
Deed Record #111, page 191

+ in a northeasterly direction to the north and south half mile line of said Section 35, Township 10 North, Range One East, thence North 61 rods to the place of beginning, containing 5.2 acres, more or less.

X All that part of $W\frac{1}{2}$ of the northwest quarter of section 35 T10N, R1E bounded and described as follows: Commencing at a point 48 rods west of the northeast corner of the northwest quarter of the northwest quarter of said section 35 township 10 north range 1 east, running thence south 700 feet to real point of beginning; thus west 16 rods to a point; thus south to Bean Blossom Creek; thence following meanderings of Bean Blossom Creek to a north and south line that is 48 rods west of the east line of west half of the northwest quarter; thence north to the point of beginning, containing 11 acres, more or less.

Deed Record #111, page 198-199
Michael and Christine McClung
to the City of Bloomington

X The East $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast quarter of Section 33, T10N, R1E, excepting therefrom 5 acres in the form of a square out of the Southwest corner thereof, containing after deducting said exception 15 acres, more or less.

X Also the E $\frac{1}{2}$ of the South $\frac{1}{2}$ of the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 33, T10N, R1E, containing 10 acres, more or less.

X Also the Northwest quarter of the Northwest quarter of Section 34, T10N, R1E, excepting therefrom 5 acres in the Northwest corner thereof, said exception being described as follows, to-wit: The N $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest quarter of said Section 34, containing exclusive of said exception 35 acres, more or less.

3. Also a part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, T10N, R1E, bounded as follows, to-wit: Beginning at the Northeast corner of the Southwest quarter of the aforesaid Northwest quarter, thence West 22 rods, thence South 513 feet to the East line of said quarter quarter section to a point that stands 22 rods South of the place of beginning, thence North to the place of beginning, containing 1.82 acres, more or less.

X Also 15 acres of even width off of the entire East side of the South half of the Northeast quarter of Section 33, T10N, R1E.

X Also a 2 acre tract described as follows: Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of Section 34, Township 10 North, Range 1 East, thence running East 40 rods, thence running South 8 rods, thence running West 40 rods, thence running North 8 rods to the place of beginning, Containing in all of the land hereby conveyed as above described 78.82 acres, more or less.

The grantors as above named do further hereby convey, warrant, and grant to the grantee herein as above named, the perpetual right and easement to impound and cause water to be flowed up to and along a contour line of six hundred and thirty-five feet above sea level, upon and over the following described real estate in T10N, R1E, in Monroe County, Indiana, to-wit:

? The W $\frac{1}{2}$ of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 33, and also 5 acres in the form of a square out of the Southwest corner of the E $\frac{1}{2}$ of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the Northeast quarter of Section 33, and also the W $\frac{1}{2}$ of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the Northeast quarter of Section 33, and also the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 33, excepting 15 acres of even width off of the entire East side thereof.

Deed Record #111, page 197-198
Lewis McClung
to the City of Bloomington

Beginning at the Northeast corner of the Northwest quarter of the Southwest quarter of Section 35, T10N, R1E; running West 30 rods; thence South 16 rods to a point on South side of Bean Blossom Creek in old bed of Bean Blossom Creek; thence the meanderings of Bean Blossom Creek in a Northwesterly direction 18 rods; thence the meanderings of old bed of Bean Blossom in a Southwesterly direction about 35 rods; thence continuing to follow the old bed of Bean Blossom Creek in a Southeasterly direction about 30 rods; thence continuing to follow the old bed of Bean Blossom

Continued
Lewis McClung to the City
Deed Record #111, page 197-198

Creek Eastward 16 rods; thence continuing to follow the old bed of Bean Blossom Creek in a Northeasterly direction 47 rods to the place of beginning; containing 6 acres, more or less.

It is the intention of the grantors herein to convey to the grantee and its successors in title all land owned by them in Section 35, T10N, R1E, which lies South of Bean Blossom Creek.

Deed Record #111, page 214
James Earl and Florence McClung
to the City of Bloomington

X 5 acres out of the southwest corner of the northeast quarter of southwest quarter of section 27, T10N, R1E, bounded and described as follows: to wit: Beginning at southwest corner of northeast quarter of southwest quarter of said section, township and range; running thence east along said quarter section line a distance of 40 rods to a point; running thence north a distance of 20 rods on a line parallel with the west quarter section line to a point; running thence west a distance of 40 rods to a point on the west line of the said northeast quarter of southwest quarter township and range aforesaid; thence south to place of beginning, containing 5 acres.

X Also, all that part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, T10N, R1E, as lays north of Bean Blossom Creek, containing 35 acres, more or less.

X Also, 18 acres, more or less, of the southwest quarter of the southwest quarter of section 27, township 10 north, range 1 east, on the east side of the Hendrickson county road described as follows: Beginning at the northeast ~~side~~ corner of said quarter; thence west to the center of the county road 34 $\frac{1}{2}$ rods; thence south on magnetic meridian 75 $\frac{1}{2}$ rods; thence south 41 degrees east 5 rods to the section line; thence east on section line to the southeast corner; thence north on east boundary line of said quarter quarter to the place of beginning.

Deed Record #111, page 214-215
Albert G. and Virginia Chitwood
to the City of Bloomington,

X All that part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, T10N, R1E, that lies south of Bean Blossom Creek, more particularly described as follows: Beginning at the southeast corner of the southeast quarter of said section 35 thence north along the east line thereof 68 $\frac{1}{2}$ rods to Bean Blossom Creek; thence with said Creek south 70 $\frac{1}{4}$ degrees west 33 $\frac{1}{2}$ rods and north 33 $\frac{1}{4}$ degrees west 32 rods to the north line of the southeast quarter of the southeast quarter of said section 35, thence north 89 degrees West 32 $\frac{1}{2}$ rods to the northwest corner of said quarter quarter; thence south to the southwest corner of said quarter quarter; thence east along the south line thereof 80 rods to the place of beginning, containing 35.80 acres, more or less.

X Also the southwest quarter of the southeast quarter of section 35 township 10 North, range one east, containing 40 acres, more or less, excepting therefrom the following described tract commencing at the southwest corner of the southwest quarter of the said section 35 township 10 North range 1 East running thence east a distance of 249 feet to the real point of beginning; thence north a distance of 200 feet to a point, thence east a distance of 50 feet to a point, thence north a distance of 106 feet to a point, thence east a distance of 150 feet to a point, thence south a distance of 106 feet to a point, thence east a distance of 50 feet to a point, thence south a distance of 200 feet to a point on the south line of said section 35, thence west a distance of 250 feet to the real point of beginning, containing in said exception 2 acres, more or less, and containing in this tract 38 acres, more or less.

X Also, a part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 35, T10N, R1E, described as follows: Beginning at a point on the north line of the southeast quarter of the southwest quarter of said section 35, said point being 14.76 rods west of the northeast corner of said quarter quarter, thence south 16 rods; thence north 84 degrees west 39 rods, more or less, to a point; thence with the south line of the Bloomington and Morgantown Road north 84 degrees west 24 $\frac{1}{2}$ rods to the west line of the east half of the southwest quarter of said section 35; thence south along the half quarter line 54 $\frac{1}{2}$ rods, more or less, to a point 16 rods north of the southwest corner of the east half of the southwest quarter of said section; thence east to the east line of

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Deed Record #111, page 214-215

Albert Chitwood to the City

{ the southwest quarter of section 35, T10N, R1E, thence north along the east line of said southwest quarter of section 35, T10N, R1E, a distance of 81.35 rods, more or less, to the center of Ben Blossom Creek; thence southwesterly with the meanderings of said creek 18 rods more or less to a point due north of the place of beginning, thence south $7\frac{1}{2}$ rods more or less to the place of beginning, ~~thence~~ and containing in this tract 27.77 acres more or less and containing in all of the land herein conveyed 101.57 acres, more or less. The grantors grant to the grantee herein and its successors in title a flowage easement up to an elevation of 635 feet above sea level over all land owned by them in said section 35, T10N, R1E, not herein conveyed. ✓

Fletcher Brown to City of 'Bloomington

Deed Record #111, page 365

All that part of the north half of the northeast quarter of section 2 T9N, R1E, lying north of the right of way line of the I.C.R.R. containing 26 acres, more or less, it being the intention of the grantor herein to convey to the grantee herein all land acquired by him in a certain warranty deed dated June 28, 1948 and recorded in October 27, 1948 in Deed Record 105, page 486 in the Recorder's Office of Monroe County, Indiana.

Jas. Chitwood & wife to
City of Bloomington
Deed Record #111, page 300

A part of the SW $\frac{1}{4}$ of Section 35, T10N, R1E, Monroe County, Indiana, bounded as follows: Beginning at a stone on the west side of said section 35, 80 rods north of the southwest corner of said section, and running thence north five hundred feet to the center of Shuffle Creek; thence Northeasterly in the center of said creek, 150 feet; thence south 60 degrees east in the center of said creek and on the old Bean Blossom Bed, 450 feet to the bend of the old Creek bed; thence north 30 degrees east on the creek bed, 820 feet to the center of the present Bean Blossom Creek; thence south 58 degrees east in the center of Bean Blossom Creek, 1356 feet; thence north 44 degrees east about 3 rods to the north bank of the creek; thence south 44 degrees west along the north bank of said creek; 16 rods to the west side of the Bloomington and Morgantown Road; thence north 44 degrees west about 3 rods to the center of the creek; thence south 58 degrees east in the center of the creek, 17 rods to a point 14 rods and 12 $\frac{1}{2}$ feet west of the quarter section line of Section 35; thence south parallel to said quarter section line, 23 $\frac{1}{2}$ rods; thence north 87 degrees west 39 rods and 13 $\frac{1}{2}$ feet, to a point on the curve of the south line of said Bloomington and Morgantown Road; thence northerly 15 feet to the center of said road; thence north 83 degrees west along the center line of said road; 435 feet; thence north 73 degrees west along said highway 365 feet; thence north 86 degrees West 300 feet on said road, thence west 704 feet to the line of the west line of said section 35; thence north 100 feet to the place of beginning, containing 47 $\frac{1}{2}$ acres, more or less.

Also, a part of the SE $\frac{1}{4}$ of section 34 in T10N, R1E, bounded and described as follows: Beginning at a point 100 feet west of a stone marking a point in the east line of said section 34, 80 rods north of the southeast corner of said section 34, running thence west 1268 feet; thence south 316 feet; thence east 1064 feet to the center of Shuffle Creek; thence north 38 degrees east, 376 feet in the center of the creek to the place of beginning, containing 8.46 acres, more or less. ✓

It is the intention of the grantors herein to convey to the grantees herein all land owned by them in Sections 34 and 35 of T10N, R1E.

Roy Greenfield and wife,
to the City of Bloomington
Deed Record #112, page 158

A part of the West half of the NE $\frac{1}{4}$ of Section 28, T10N, R1E, bounded and described as follows: Beginning at the Southeast corner of said West half of said Northeast quarter of said Section 28, running thence North to the Northeast quarter of ~~Section 28~~, running thence North to the Southwest quarter of the Northeast quarter of said Section 28, running thence West to the West side of Bean Blossom Creek at high water mark; thence in a Southerly direction with the meanderings of said creek at high water mark on the West side thereof to the line dividing the Northeast quarter from the Southeast quarter of said Section 28; thence East to the Southeast corner of said west half of the Northeast quarter of said Section 28 to the place of beginning; with a right of way of 15 feet wide along the South edge of the Northeast quarter of the Northeast quarter of Section 28; fifteen feet wide and extending West 20 feet from the Southwest corner of said quarter Section County of Monroe in the State of Indiana, and containing 25 acres, more or less.

Mark Wolff & wife to
the City of Bloomington
Deed Record #111, page 229

The south one half of the northeast quarter of section 35, township 10 north, range 1 east, excepting the following described land: A part of the east half of the northeast quarter of section 35, township 10 north, range 1 east described as follows, to wit: Commencing at a point 100 rods east of the ~~center~~ center of said section 35 where the public road intersects the section line dividing the northeast quarter from the southeast quarter; thence in a northeasterly direction with the meanderings of said road to where said road intersects with the county line, thence south on said county line to the southeast corner of the northeast quarter of said section 35, thence west 60 rods more or less to the place of beginning, containing ten 10 acres, more or less, and excepting the following described land, to wit:

A part of the east half of the northeast quarter of section 35, township 10 north, range 1 east, described as follows; to wit: Commencing at a point in the county line where the said county line intersects the road described in the first exception set out above; thence following the center line of the said road in a southwesterly direction a distance of 1135 feet to a point; thence in a northwesterly direction at right angles to the center line of said road 24 3/4 feet to a point; thence in a southwesterly direction along a curve a distance of one hundred sixty-nine and six hundredths (169.06) feet to the point of tangency on said curve, said curve having a radius of 229.92) feet; thence along a tangent line to said curve a distance of 68.6) feet to a point, said point being a point of second curve; thence in a southwesterly direction a distance of 277.32 feet to the point of tangency of the second curve, said second curve having a radius of three hundred and two and sixty-eight (302.68) feet; thence in a westerly direction along a tangent to the said second curve a distance of 88.6 feet to the point of curve of a third curve; thence in a northwesterly direction a distance of 517.80 feet along the said third curve to a point of tangency, said third curve having a radius of four 452.75 feet; thence in a northwesterly direction along a tangent to said curve 427.1 feet to a point; thence in a southwesterly direction at right angles to said tangent line a distance of 24.75 feet; to a point, said point being in the center line of the existing Bald Knob Road; thence in a northerly direction along the center line of the existing Bald Knob Road to a point where the said center line intersects the north line of the south half of the northeast quarter section 35, township 10 north, range 1 east; thence east along the north line of the south half of the northeast quarter of section 35, township 10 north, range 1 east to the county line thence south to the place of beginning, containing in this second exception 26 acres, more or less, and making a total of 36 acres being excepted from the said south one half of the northeast quarter of section 35, township 10 north, range 1 east.

Also, the east one half of the southeast one quarter of the northwest one quarter of section 35, township 10 north, range one east, containing 20 acres, more or less.

Also the southeast one quarter of the northeast quarter of the northwest quarter of Section 35, township 10 north, range 1 east, containing ten acres, more or less, and containing in all the land hereby conveyed 74 acres, more or less.

The grantors herein grant to the grantee and its successors in title, a flowage easement up to 635 feet elevation above sea level datum over all lands owned by them in section 35, township 10 north, range 1 east.

Ira Davis and Wife to
the City of Bloomington
Deed Record 111, page 236-237

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, T10N, R1E, bounded and described as follows, to wit: Beginning at the northeast corner of the northwest quarter of the southeast quarter of said section 34, T10N, R1E, running thence south along the east line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 52 rods to a point; thence running due west a distance of 74 rods to a point; thence running north a distance of 52 rods to a point on the north line of the said southeast quarter of said section 34, T10N, R1E; thence running east a distance of 74 rods to the northeast corner of the

Wolf to City
Deed Record #111, page 236-237
Continued,

X northwest quarter of the southeast quarter, section 34, township 10 north, range one east, this being the point of beginning, and containing in this tract 24 acres, more or less. ✓

X Commencing at the southeast corner of the west one half of the southeast quarter of section 34 township 10 north, range 1 east; running thence west along the south line of section 34 a distance of 29 rods and 10 feet to a point; running thence north a distance of 55.67 rods to the real point of beginning; thence running west 30 rods to a point; thence north 52.33 rods to a point on the south line of the tract described in the preceding paragraph; thence east a distance of 30 rods to a point; thence south a distance of 52.33 rods to the real point of beginning, containing 9.87 acres, and containing in both tracts herein conveyed 33.87 acres, more or less. ✓

The grants herein grant to the grantee herein and its successors in title a flowage easement over the land owned by them in the west half of the southeast quarter of section 34 township 10 north range 1 east up to an elevation of 635 feet above sea level.

Wilburn Franklin Chitwood to
City of Bloomington
Deed Record #111, page 315

X The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, T10N, R1E, containing 40 acres, more or less. Also, for the purpose of obtaining an outlet all that part of the northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section 34, T10N, R1E, lying north of the Morgantown Road and east of Shuffle Creek, containing $\frac{1}{4}$ of an acre, more or less. ✓

Also, 1 acre, more or less, in Section 35, T10N, R1E, described as follows: Beginning on the section line between Sections 34 and 35 in the center of the bayou 43 rods south of the west half mile post of said section 35; thence running in an easterly direction along said bayou a short distance to Bean Blossom Creek; thence following the meanderings of said creek (as it now runs) running in a northerly direction to section line; thence south on section line 36 rods to the place of beginning, containing in all of the above described real estate 41.5 acres, more or less. ✓

It is the intention of the grantor herein to convey to the grantee herein all land owned by him in sections 34 and 35 of T10N, R1E.

Olin McCoy and Wife to
City of Bloomington
Deed Record #111, page 176

3X The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, T9N, R1E, containing 40 acres, more or less.

X Also, all that part of the northeast quarter of the northwest quarter of said section 3, same township and range, lying on the west side of Shuffle Creek and the west line of Shuffle Creek being the east line of said tract as said creek now runs, containing 25 acres, more or less.

1 Also, all that part of the north half of the NW $\frac{1}{4}$ of Section 3, T9N, R1E, which lies east of Shuffle Creek and west of the public highway, containing 1 $\frac{1}{2}$ acres, more or less. ✓

Martin L. Brock and wife to
City of Bloomington
Deed Record #111, page 228

+ A part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3 T9N, R1E, described as follows: Beginning at a point 12.93 chains north and 6.27 chains east of the southwest corner of the southeast quarter of the northwest quarter of said section; thence north 8 degrees east 5.72 chains to the right of way of the Illinois Central RR; thence east with the line of said right of way 3 $\frac{1}{4}$ chains; thence south 5.07 chains; thence south 82 $\frac{1}{2}$ degrees west 4.17 chains to the place of beginning, containing 2.05 acres, more or less. ✓

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ excepting therefrom the following described tract:
Beginning 7 rods South of the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and running 5 rods West, thence South 50 rods, more or less to the center of the Morgantown and Bloomington road, thence in a Southwest direction with said road about 40 rods to the South line of said fourth. Thence East on said South line about 45 rods to the Southeast corner of said fourth, thence North about 73 rods to the place of beginning, containing in said exception 6 acres, more or less.

Also, the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ ✓
Also, part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ that lays West to the West prong of Shuffle Creek, supposed to be about 8 acres;

Also, beginning at the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and running West about 40 rods to Shuffle Creek; thence South up said creek with the meanderings thereof 24 rods; thence East about 40 rods to the East line of said quarter, thence North 24 rods to the place of beginning.

Also, a part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, T9N, R1E, bounded and described as follows, to wit: Beginning 24 rods south of the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 3, running thence south 32 rods, thence west 80 rods, to the West line of said quarter quarter, thence north about 4 rods to the center of the West prong of Shuffle Creek, thence northeast to the center of said Creek with the meanderings thereof as said creek now runs 40 rods, more or less, to a point 24 rods south of the north line of said quarter quarter, thence east 42 rods to the place of beginning, containing

14 acres, more or less; excepting therefrom the following described tract of land, to wit: Commencing at a point 20 rods west of a point 24 rods south of the northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 3, running thence south 14 rods, thence west 13 rods, thence north 14 rods, thence east 13 rods, to the place of beginning, containing about 1 $\frac{1}{8}$ acres, more or less; also, a right of way for ingress and egress to said land.

Also, beginning at a point 56 rods south of the north line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ in the center of the pike road, thence south with the meanderings of said road 27 rods, thence in a southern direction with the meandering of Shuffle Creek to the South line of the Northeast quarter of the Southwest quarter, thence East to the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, thence due north to a point due east of the place of beginning, thence west to the place of beginning, also the north half of the southwest quarter of the northeast quarter except 3 acres in the northwest corner of the southwest quarter of the northeast quarter, conveyed to the Illinois Central R.R., containing 54 acres, more or less.

EXCEPTING, the following described tracts, to wit:

A strip of land in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 3, T9N, R1E of the second principal meridian and more particularly described as follows: Beginning at the northeast corner of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 3, T9N, R1E, thence west along the north line of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 3, T9N, R1E, a distance of 2623.5 feet to the northwest corner of the south half of the NW $\frac{1}{4}$ of Section 3, T9N, R1E, thence South 2 degrees 30 minutes East along the west line of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 3, T9N, R1E, a distance of 163.5 feet to a point 50 feet distance Southeasterly at right angles to the center line of the Indianapolis southern railway, thence north 79 degrees 45 minutes east parallel to and 50 feet distant from said center line a distance of 519.8 feet, thence along the curve to the right from said center line a distance of 248.1 feet to a point 50 feet distant from the north line of the south half of the NW $\frac{1}{4}$ of Section 3, T9N, R1E, thence south 89 degrees 58 minutes East parallel to and 50 feet distant from said center line a distance of 1559.3 feet, thence south 0 degrees and 52 minutes west a distance of 28 feet, ~~thence south 0 degrees and 52 minutes west~~ to a point 78 feet distant southerly at right angles to the said center line and 70 feet distant from the north line of the south half of the NW $\frac{1}{4}$ of section 3, T9N, R1E, thence South 89 degrees 58 minutes East parallel to and 70 feet distant from said north line a distance of 300 feet to a point in the east line of the south half of the NW $\frac{1}{4}$ of Section 3, T9N, R1E, thence North along said East line a distance of 70 feet to the point of beginning, said strip of land containing 3.69 acres, more or less.

Also, Except a cemetery in Section 3, T9N, R1E, beginning at a corner rock, exhibit "A" at the east end of the fill, running parallel with the line of the right of way of railroad 14 rods east, thence south 12 rods, thence west 14 rods; thence north 12 rods to the place of beginning, containing 1 acre, more or less, and a public right of way to and from the cemetery.

Also, except a rectangular tract of land 200 feet long and 75 feet wide, containing .38 of an acre located in the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 3, T9N, R1E, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point North of the present right of way line of the I.C. R.R. 300 feet west of the east line of the $NW\frac{1}{4}$ of said Section 3, and 50 feet South of the center line of the main track of the said Railroad, and running thence West along said present South right of way line 200 feet, thence South at right angles 75 feet, thence East parallel to said right of way line 200 feet, thence North 75 feet to the place of beginning.

Also, except an irregular tract of land located in the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 3, T9N, R1E, bounded and described as follows: Beginning at a point on the south right of way line of the I.C. R.R. 10 feet east of the center of Shuffle Creek as now located, and running thence south perpendicular to said right of way line 20 feet, thence easterly parallel to the center line 160 feet, more or less, to the South right of way line of said R.R., thence west along said right of way 300 feet, thence South on said right of way 200 feet, thence north on said right of way line 75 feet, thence West on said right of way line 102 feet to the point.

ALSO, except part of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 3, T9N, R1E, described as follows: Beginning at a point 12.93 chains North and 6.27 chains East of the Southwest corner of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of said section; thence North 8 degrees east 5.72 chains to the right of way of the I.C. R.R.; thence East with the line of said right of way 3.44 chains; thence South 5.07 chains; thence South 82.5 degrees West 4.17 chains to the place of beginning, containing 2.05 acres, more or less.

ALL of the above conveyed real estate being in Section 3, T9N, R1E, and containing 143 acres more or less.

It is the intention of the Grantors herein, and said Grantors do hereby convey to the Grantee, all land and all interests and claims in land, now owned by the Grantors in said Section 3, all of Township 9 North, Range 1 East in Monroe County, Indiana, including all such land and interests in same which Grantors may have acquired by adverse possession, notwithstanding that such land may not have been particularly described above, or may have inadvertently included in the exceptions above described.

Lillie McClary, etal to
City of Bloomington Deed Record 111, page 232-233

X All that part of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 34, T10N, R1E, as lays on the East side of the Morgantown Road; containing 14 acres, more or less.

+ Also a part of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 35, T10N, R1E, described as follows: Beginning at the Southwest corner of said quarter quarter, running North 72 rods to the center of the Morgantown Road, thence east 13 rods with the meanderings of said road; thence south 72 rods to the Section line, thence West 13 rods to the place of beginning; containing 6 acres, more or less.

All that part of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 35, T10N, R1E, which lies South of the Morgantown Road, except a strip 13 rods wide off of the West side thereof.

X A part of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$ and a part of the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 34, T10N, R1E, commencing at the southeast corner of the above described land, running west 29 rods and 10 feet, thence North 108 rods, thence east 29 rods and 10 feet, thence south 108 rods to the place of beginning; containing 20 acres, more or less. A part of the southeast quarter of the southeast quarter of Section 34, T10N, R1E, beginning at the southwest corner of $SE\frac{1}{4}$ of the $SE\frac{1}{4}$, running North 61 rods, thence East 55 rods, more or less, to the center of Shuffle Creek, thence south with the meanderings of said creek to the south line of said quarter quarter, thence west 40 rods, more or less, to the place of beginning, containing 18 acres, more or less.

Excepting therefrom the following parcels of land:

Exception No. 1: A part of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 35, T10N, R1E, beginning at a point on the line dividing T10 and T9, said point being the Northwest corner of the $NE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 3, T9N, R1E, running North to the center of the Chitwood Pike Road, thence east with the meanderings of said road to a branch, thence south with the meanderings of said branch to the dividing line of Township 10 and Township 9, thence

Exception No. 2: A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35, T10N, R1E, beginning at a point on the line dividing Township 10 and Township 9, said point being 338 feet East of the northwest corner of the northeast quarter of the Northeast quarter of Section 3, T9N, R1E, running North to the Chitwood Pike Road with the meanderings of a branch, thence East 313 feet, thence South to the line between Township 10 and Township 9, thence west on said line 313 feet to the place of beginning.

Exception No. 3: A part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 35; T10N, R1E, beginning at a point that is 1197 feet West of the Southeast corner of the said quarter quarter, running thence North 18 degrees and 7 minutes West for a distance of 111.8 feet; thence North 14 degrees and 25 minutes West for a distance of 66.6 feet, thence North 6 degrees East for a distance of 128.5 feet, thence running North 42 degrees and 18 minutes East for a distance of 306.6 feet, thence North 59 degrees and 15 minutes East for a distance of 155.2 feet; thence running North 87 degrees East for a distance of 547.5 feet thence running south 75 degrees and 30 minutes East for a distance of 336.5 feet and to the center of the County Pike Road; thence South 1 degree and 30 minutes East over and along the center line of said County Pike Road for a distance of 418.5 feet and to the center line of the County Pike Road running East and West; thence running over and along the center line of said East and West County Pike Road the following courses and distances: South 86 degrees West for a distance of 100 feet; South 81 degrees and 30 minutes West for a distance of 785 feet, South 89 degrees West a distance of 319 feet and to the place of beginning, containing 14.53 acres, more or less.

Exception No. 4: A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, T10N, R1E; beginning at a point that is 0.50 feet West of the Southeast corner of the SE $\frac{1}{4}$ of said Section 34; thence running North 37 degrees and 30 minutes West for a distance of 104.7 feet; thence running North 66 degrees West for a distance of 91.5 feet; thence running South 41 degrees and 30 minutes West for a distance of 163.5 feet and to the center line of a County Pike Road; thence running East over and along center line of the County Pike Road for a distance of 255.5 feet and to the place of beginning; containing .4 acres, more or less.

Exception No. 5: A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section No. 34, T10N, R1E, beginning at a point that is 488.5 feet West and 239.5 feet North of the southeast corner of the said quarter quarter; thence running south 79 degrees and 30 minutes East for a distance of 128 feet, thence running North 78 degrees East for a distance of 147 feet, thence running North 48 degrees East for a distance of 387 feet; thence North 22 degrees East for a distance of 324 feet thence running North 59 degrees West for a distance of 87.7 feet, thence running South 82 degrees West for a distance of 122.4 feet, thence running South 81 degrees West for a distance of 506 feet; thence running South 512 feet and to the place of beginning, containing 6.9 acres, more or less.

Exception No. 6: A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 34, T10N, R1E, beginning at a point that is 488.5 feet West of the Southeast corner of said quarter quarter Section and in the center of the County Pike Road; running thence East over and along the center of County Pike Road for a distance of 60 feet, thence running North for a distance of 239.5 feet thence running West 60 feet, thence running South 239.5 feet to the place of beginning, containing .33 acres, more or less.

Joseph A. McClary, Easement
to City of Bloomington Deed Record #111, page 415-16

McClary grants to City an easement for roadway purposes over a strip of land which extends for a distance of 30 feet on each side of a center line, which said center line is described as follows, to-wit:

Commencing at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, T10N, R1E; thence due north a distance of 200 feet along the west line of aforesaid quarter quarter to the real point of beginning; thence south 80 degrees 28 minutes east a distance of 643 feet; thence north 7 degrees 30 minutes east a distance of 293 feet; thence north 52 degrees and 21 minutes east, a distance of 136 feet; thence north 71 degrees 16 minutes east, a distance of 200 feet; thence south 83 degrees 37 minutes east a distance of 149 feet; thence south 65 degrees and 54 minutes east, a distance of 515 feet; thence south 45 degrees and 47 minutes east, a distance of 465 feet to a point on the south line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of section 27, T10N, R1E.

City grants to Jos. and Blanche McClary, ingress and egress to said roadway through and over the Elmer Young Farm over a strip of land which extends

for a distance of 30 feet on each side of a center line, which said center line is described as follows: to-wit:

Commencing at the southwest corner of the NW $\frac{1}{4}$ of Section 27, T10N, R1E; running thence east along the south line of said NW $\frac{1}{4}$ of said Section 27, T10N, R1E, a distance of 585 feet to the point where the easement granted by Joseph A. McClary and Blanche McClary, husband and wife, and described hereinabove, crosses the south line of the land owned by the said Joseph A. McClary and Blanche McClary, husband and wife, this being the real point of beginning; thence running south 30 degrees east a distance of 600 feet to a point; thence running south 58 degrees, and 30 minutes east, a distance of 138 feet to the east side of the existing Tunnel Road. ✓

Trustees Bridge Church of Christ to
City of Bloomington, Deed Record 112, page 429

Beginning 5 rods East of the Northwest corner of Section 34, T10N, R1E, and running East 8 rods; thence South 4 rods; thence West 8 rods; thence North 4 rods to the place of beginning, and also
Commencing at a point East 40 rods and South 20 rods from the Northwest corner of Section 34, T10N, R1E; thence West 115 feet; thence North 200 feet more or less to the public highway; thence with said road to the East 115 feet; thence South to the place of beginning. ✓

The Church property having heretofore been misdescribed by an error of the scrivener who drafted and prepared said deed, it is nonetheless the intent of this Warranty Deed to convey to the City of Bloomington, Indiana, the land occupied by the Church and Cemetery in Township 10 North, Range 1 East, now known as Benton Township, formerly known as Marion Township. ✓

Ira Davis to
City of Bloomington Deed Record #116, page 583

A part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 34, T10N, R1E, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point 617 feet East and 1723.5 feet South of the northwest corner of said quarter section, thence East 70 feet, thence South 110 feet to shore elevation 630, thence in a northwesterly direction along and with the meanderings of 630 elevation to the point of beginning. ✓

And a part of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 34, T10N, R1E, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point 860 feet south and 220 feet East of the northwest corner of said quarter section, thence East 132 feet, thence south 650 feet to shore elevation 630, thence in a northwesterly direction along and with the meanderings of elevation 630 to the point of beginning. ✓

Wilson Young to
City of Bloomington Deed Record #107, page 587

Part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 28, T10N, R1E, bounded as follows, to-wit: Beginning at the Southeast corner of said Southwest quarter, running thence North 9 $\frac{1}{4}$ rods, thence West to the West line of the E $\frac{1}{2}$ of said Southwest quarter, thence South 9 $\frac{1}{4}$ rods to the Southwest corner of said East half of said Southwest quarter, thence East to the place of beginning, containing 47 acres, more or less. ✓

BROWN COUNTY

Rose Edna Fleener to
City of Bloomington Deed Record #36, page 336 (Brown)

Part of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Section 36, T10N, R1E, described as follows: Beginning at the Southeast corner of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$ of said section, thence running West 48 rods, thence North to Bean Blossom Creek, thence with meanderings of said creek to the East line of the $W\frac{1}{2}$ of said $SE\frac{1}{4}$ of said Section; thence South to the place of beginning. Containing in this description 38 acres, more or less.

Mary L. Fleener to
City of Bloomington Deed Record 51 page 377 (Brown)

The $E\frac{1}{2}$ of the following described real estate in Brown Co: Beginning at the Southeast corner of the $SE\frac{1}{4}$ of Section 36, T10N, R1E, thence West 80 rods thence North to the center of Bean Blossom Creek; thence East with the meanderings of said creek to the East line of said Section. Thence South to the place of beginning. Containing 26.5 acres, more or less.

Capital City Tire Co. (Rosa Macy property)
to City of Bloomington (Brown)

A part of the $NW\frac{1}{4}$ of Section 31, T10N, R2E, described as follows: Commencing at the Southwest corner of the $NW\frac{1}{4}$ of said Section 31, and running thence due North along the West line of said Section 31 a distance of 33 rods to a point, thence running East a distance of 7 rods to a point, thence running North 7 rods to a point, thence running East 13 rods to a point. Thence, running South 40 rods to a point on the South line of the $NW\frac{1}{4}$ of Section 31, running thence due West 20 rods to the point of beginning and containing $4\frac{5}{16}$ acres.

Also a part of the $NW\frac{1}{4}$ of Section 31, T10N, R2E bounded and described as follows: Commencing at the Southeast corner of said $NW\frac{1}{4}$ of Section 31, T10N, R2E, running thence due North a distance of 24 rods, 5 feet to a point, thence running South 70 degrees West a distance of 32 rods 13.5 feet to a point; running thence North 81.5 degrees West for a distance of 30 rods 10.5 feet to a point on the West line of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of said Section 31; running thence South 29 rods 6.5 feet to a point on the South line of the $NW\frac{1}{4}$ of Section 31; running thence East to the point of beginning and containing 12 acres, more or less.

Also a part of $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 31, T10N, R2E, bounded and described as follows: Commencing at the center of Section 31 said point being the Southwest corner of the $NE\frac{1}{4}$ of said Section, running thence East along the South line of the $NE\frac{1}{4}$ of said Section a distance of 40 rods to a point; running thence due North 4 rods to the center of the old bed of Bean Blossom Creek; running thence West along the old bed of Bean Blossom Creek to the West line of the $NE\frac{1}{4}$ of Section 31, Township and Range aforesaid, running thence South to the point of beginning and containing 5 acres, more or less.

Fletcher Brown to
City of Bloomington Deed Record #60, page 367 (Brown)

A part of the $W\frac{1}{2}$ of the $SE\frac{1}{4}$ of Section 36, T10N, R1E, and also a part of the $E\frac{1}{2}$ of the $SW\frac{1}{4}$ of Section 36, T10N, R1E, bounded and described as follows: Commencing at a point on the South line of Section 36, 48 rods West of the Southeast corner of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Section 36, and running due North a distance of 400 feet to the real point of beginning. Running thence due North to the center of Bean Blossom Creek, running thence in a Southwesterly direction with the meanderings of the center line of Bean Blossom Creek to the West line of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of said Section 36, Township and range aforesaid. Running thence due South to the Southwest corner of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$ of said Section 36, running thence east along the South line of Section 36 a distance of 1200 feet to a point, running thence due North a distance of 400 feet to a point running thence due East a distance of 650 feet to the real point of beginning. Containing 57.5 acres together with a flowage easement over all that land in Section 36, T10N, R1E owned by the said Fletcher Brown up to an elevation of 635 feet above sea level datum not herein described.

A part of the $NW\frac{1}{4}$ of Section 1, T9N, R1E, bounded and described as follows: Beginning at the Northwest corner of Section 1, T9N, R1E, thence East along the North line of said Section 1, Township and Range aforesaid a distance of 400 feet to a point; thence in a Southwesterly direction to a point in the North line of the I.C. R.R. right of way. Said point being 250 feet East

of the West line of Section 1, Township and Range aforesaid, thence along the North right of way line of the said I.C. R.R. in a Northwesterly direction to the West line of Section 1, Township and Range aforesaid, thence in a Northerly direction in and along the West line of Section 1, T9N, R1E, to the point of beginning. Containing 7 acres, more or less and containing in all of the land described 64.5 acres, more or less.

The grantor reserves to himself and successive grantees easement of ingress and egress over and across the land herein conveyed from the land herein excepted to the waterline of the lake to be constructed on the land herein conveyed.

Ella and Ira Chitwood to
City of Bloomington Deed Record 60, page 315 (Brown)

4 acres, more or less, lying South of the center of the public highway in the Southwest corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, T10N, R2E.

Ira and Ella Chitwood to
City of Bloomington Deed Record #60, page 296 (Brown)

The W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, T10N, R2E, containing 20 acres, except 3 acres off of the East end thereof. Also a part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, T10N, R2E, more particularly described as follows: Beginning at the Southeast corner of said quarter section, Township and Range; running thence West 40 rods; thence North to Bean Blossom Creek thence in a Northeasterly direction following the meanderings of said Creek to the East line of said W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, T10N, R2E, thence South to the place of beginning. Containing 6 acres, more or less.

It is the intention of the grantors to convey all land owned by them in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, T10N, R2E, and all land owned by them in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 31, T10N, R2E.

Ora and Violet Chitwood to
the City of Bloomington Deed Record #60, page 338 (Brown)

A part of the North end of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, T10N, R2E, being more particularly described as follows: A strip that is 36 rods 17 links wide by parallel lines off of the North end of the said E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, T10N, R2E, estimated to contain 13.68 acres, more or less.

Also a part of the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, T10N, R2E being that part of the said quarter quarter section which lies South of Bean Blossom Creek estimated to contain .50 acre, more or less.

Also a part of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, T10N, R2E, more particularly described as follows: Beginning at the Southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 31, T10N, R2E, thence West 60 rods thence North to the center of Bean Blossom Creek; thence following the meanderings of said creek to the East line of said half quarter section; thence South along the East line of said half quarter section to the place of beginning.

Excepting from the last described tract the following described real estate, to wit: Beginning at the Southwest corner of the SW $\frac{1}{4}$ of Section 31, T10N, R2E and running thence North along the West line of said Section 31, a distance of 52 rods to a point. Running thence East parallel to the South line of Section 31, a distance of 60 rods to a point on the East line of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said Section 31; running thence South a distance of 52 rods to the Southeast corner of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, Township and Range aforesaid, running thence West along the South line of said Section 31 a distance of 60 rods to the point of beginning and containing in said exception 19.5 acres, more or less, and containing in the land herein conveyed 48.68 acres, more or less.

The grantors herein grant to the City of Bloomington and its successors in title a flowage easement over all the land owned by them in the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, T10N, R2E, not herein conveyed and constituting the exception specified hereinabove up to an elevation of 635 feet above sea level datum.

Chas. Townsend to
City of Bloomington Deed Record #60, page 210 (Brown)

20 acres off of the South end of the East side of the $W\frac{1}{2}$ of the $NW\frac{1}{4}$ of Section 31, T10N, R2E. ✓

Also a part of the $NW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 31, T10N, R2E, bounded and described as follows, to wit: Commencing at the Northeast corner of the above described tract of land running South to the center of Bean Blossom Creek following the meanderings of said creek down until it intersects the North line of the above described tract of land. Thence East to the place of beginning, containing 2 acres, more or less. ✓

Chas. Townsend to
City of Bloomington Deed Record #60, page 209

The $W\frac{1}{2}$ of the following described real estate: Beginning at the Southeast corner of the $SE\frac{1}{4}$ of Section 36, T10N, R1E, thence running West 80 rods, thence North to the center of Bean Blossom Creek; thence East with the meanderings of said creek to the East line, thence South to the place of beginning, containing 26.5 acres, more or less. ✓

Dexter Crane to
City of Bloomington Deed Record #60, page 337

A part of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 31, T10N, R2E, bounded and described as follows: Beginning at the Northeast corner of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$, running thence due South along the quarter quarter line to the center of Bean Blossom Creek; running thence in a Southwesterly direction with the meanderings of said creek to the West line of the $NE\frac{1}{4}$ of said Section 31, T10N, R2E, running thence North along said West line of the $NE\frac{1}{4}$ of said quarter section a distance of 800 feet to a point; running thence East parallel to the North line of said quarter quarter Section a distance of 500 feet to a point running thence North a distance of 450 feet to the North line of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of said Section, Town and Range; running thence East along the North line of said quarter quarter section to the point of beginning, containing 18.10 acres, more or less. ✓

Amanda A. Durnal to
City of Bloomington Deed Record #60, page 357 (Brown)

Part of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 36, T10N, R1E, more particularly described as follows: Beginning at the Southwest corner of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 36, T10N, R1E, and running East on the South line of said quarter to a point 30 rods West of the Southeast corner of said $SW\frac{1}{4}$ of the $SW\frac{1}{4}$; thence North to Bean Blossom Creek; thence West with the meanderings of the creek to the West line of said quarter; thence South to the place of beginning, containing 24.5 acres, more or less. ✓

Isaac Fritch to
City of Bloomington Deed Record #60, page 318 (Brown)

A part of the $NE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 36, T10N, R1E, more particularly described as follows: The North end of said $NE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 36, T10N, R1E, embracing all that part of said quarter quarter lying North of Bean Blossom Creek, said creek being the South line thereof and containing 30 acres, more or less. ✓

It is the intention of the grantor to convey to the grantee all of its right, title and interest in and to the $NE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 36, T10N, R1E.

Milton Fritch to
City of Bloomington Deed Record #60, page 343 (Brown)

10 acres by parallel lines off of the West side of the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 36, T10N, R1E, also 10 acres by parallel lines off of the East side of the $NE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 36, T10N, R1E, containing in all 20 acres. ✓

Charles Townsend to
City of Bloomington Deed Record #60, page 211 (Brown)

The $SE\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 36, T10N, R1E, containing 40 acres. Excepting a tract of land described as follows: Beginning at the Northwest corner of said quarter quarter Section; thence South 18 rods; thence East 28 rods; thence North 18 rods; thence West 28 rods to the place of beginning containing 3.25 acres.

Also 8 acres out of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 36, T10N, R1E, more particularly described as follows: Commencing at the Northeast corner of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$; thence South 32 rods; thence West 40 rods; thence North 32 rods;

thence East 40 rods to the place of beginning, containing 8 acres, more or less. Except the $N\frac{1}{2}$ of said tract.

Harry Poling to
City of Bloomington Deed Record #60, page 309

Part of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 36, T10N, R1E more particularly described as follows: Beginning at the Southeast corner of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$ of Section 36, T10N, R1E, and running thence West 30 rods on the South line of said quarter; thence North to Bean Blossom Creek, thence East with the meanderings of said creek to the East line of said quarter quarter; thence South on the East line of said quarter quarter to the place of beginning. Containing 13 acres, more or less.

LAWRENCE MCCoy to
City of Bloomington Deed Record #60, page 271-72 (Brown)

Part of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$; the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$; Part of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$; part of the $NW\frac{1}{4}$ of the $SW\frac{1}{4}$; part of the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$; part of the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$; the $NE\frac{1}{4}$ of the $SW\frac{1}{4}$; part of the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ all located in Section 36, T10N, R1E, being more particularly described as follows: Beginning at a point 32 rods South of the Northeast corner of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 36, T10N, R1E, running thence West 40 rods, thence South 48 rods to the South quarter quarter section line, thence West 24 rods; thence North 40 rods; thence West 16 rods thence North 40 rods to the Northwest corner of the Southeast (way shown on deed) quarter of the Northeast quarter of said Section, Township and Range. Thence West 80 rods to the Northwest corner of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of said Section, Township and Range. Thence South 28 rods; thence West 48 rods; thence South 24 rods; thence East 3.5 rods; thence South 18.5 degrees West 20.5 rods; thence South 13.5 degrees West 9.5 rods to the South quarter quarter Section line of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 36, T10N, R1E, thence South 20 degrees 40 minutes West 7 rods 10.5 feet; thence South 26 degrees 35 minutes West 22 rods; thence South 18 degrees West 8 rods and 3 feet. Thence, South 3 degrees and 35 minutes West 17 rods, 13 feet. Thence, South 31 $\frac{1}{4}$ degrees West 9 rods, 12 $\frac{1}{2}$ feet; thence South 57 degrees West 3 rods 13 feet to the West section line; thence South with the West Section line to the middle of Bean Blossom Creek. Thence, following the meanderings of said Bean Blossom Creek in an easterly and northeasterly direction until said Bean Blossom Creek intersects the East quarter quarter section line of the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ of said Section, Township and Range; thence North along said line to the place of beginning, containing 170 acres, more or less.

It is the intention of the grantors to convey to the grantee all land owned by them in the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$, the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$, the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$, the $NW\frac{1}{4}$ of the $SW\frac{1}{4}$, the $SW\frac{1}{4}$ of the $SW\frac{1}{4}$, the $SE\frac{1}{4}$ of the $SW\frac{1}{4}$, the $NE\frac{1}{4}$ of the $SW\frac{1}{4}$ and the $NW\frac{1}{4}$ of the $SE\frac{1}{4}$ all located in Section 36, T10N, R1E, except beginning at the Northwest corner of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$; thence East 40 rods; thence South 80 rods; to the South quarter quarter Section line; thence West 24 rods; thence North 40 rods; thence West 16 rods to the West quarter quarter Section line; thence North 40 rods to the place of beginning, containing 16 acres, more or less.

Also except the following described real estate located in the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$ and the $NE\frac{1}{4}$ of the $SW\frac{1}{4}$ as follows: Beginning at the Northeast corner of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$; thence South 28 rods; thence West 48 rods; thence South 24 rods; thence East 3.5 rods; thence South 18.5 degrees West 20.5 rods; thence South 13.5 degrees West 9.5 rods; thence South 20 degrees and 40 minutes West 7 rods, 10.5 feet; thence South 26 degrees and 35 minutes West 22 rods; thence South 18 degrees and West 8 rods, 3 feet; thence South 8 degrees and 35 minutes West 17 rods, 13 feet, thence South 31 $\frac{1}{4}$ degrees West 9 rods, 12.5 feet; thence South 57 degrees West 3 rods and 13 feet to the West Section line. Thence, North to the Northwest corner of the $SW\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 36, T10N, R1E; thence East along the North quarter quarter Section line to the place of beginning, containing 32 $\frac{1}{3}$ acres, more or less.

The grantors also grant to the grantee a flowage easement and the right to flood up to an elevation of 635 feet above sea level over and on the following described property: Part of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 36, T10N, R1E, more particularly described as follows: Beginning at the Northwest corner of said quarter quarter Section; thence East 40 rods; thence South 80 rods; thence West 24 rods; thence North 40 rods; thence West 16 rods; thence North 40 rods to the place of beginning.

Floyd Young Deed Record 45, page 560 (Brown)

- X The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, T10N, R2E, except right of way to I.C. R.R. ✓
leaving 38 acres, more or less.
X Also part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, T10N, R2E, described as
follows: Beginning at the Southeast corner of said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of
Section 32, T10N, R2E and running thence West 80 rods to the West line of
said Section. Thence, North 35.5 rods to Bean Blossom Creek; thence with
the meanderings of said Bean Blossom Creek to the East quarter quarter
X Section line; thence South 11 rods to the place of beginning, containing
about 10 acres, more or less, and subject to the right of way of the
I.C. R.R.
X Also, all that part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, T10N, R2E, that lies
South of Bean Blossom Creek, 5 acres, more or less.
X Also 19 acres by parallel lines off of the East side of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$
of Section 31, T10N, R2E. ✓

Brack and Eliz. Sawyer to
City of Bloomington Deed Record 60, page 320

340
2500
A part of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 31, T10N, R2E bounded and described,
as follows: Commencing in the Southeast corner of the SW $\frac{1}{4}$ of said Section
31, Township and Range aforesaid; and running thence North on the East line
of said SW $\frac{1}{4}$ section a distance of 59 rods to the real point of beginning.
Running thence West parallel to the South line of said quarter section a
distance of 59 rods and 17 links to a point on the West line of the E $\frac{1}{2}$ of
the said SW $\frac{1}{4}$, Section 31, Township and Range aforesaid, running thence North
a distance of 64 rods and 8 links to a point; thence East a distance of
59 rods and 17 links and to the Northeast corner of the SW $\frac{1}{4}$ of said Section
31, Township and Range aforesaid. Thence South a distance of 64 rods and 8
links to the point of beginning, containing 24 acres, more or less. ✓

The grantors herein convey to the grantee herein and its successors in title
a flowage easement over all land owned by them in said Section 31, T10N,
R2E, ^{not} conveyed herein up to an elevation of 635 feet above sea level datum.

Wm. E. Smith to
City of Bloomington Deed Record #60, page 310

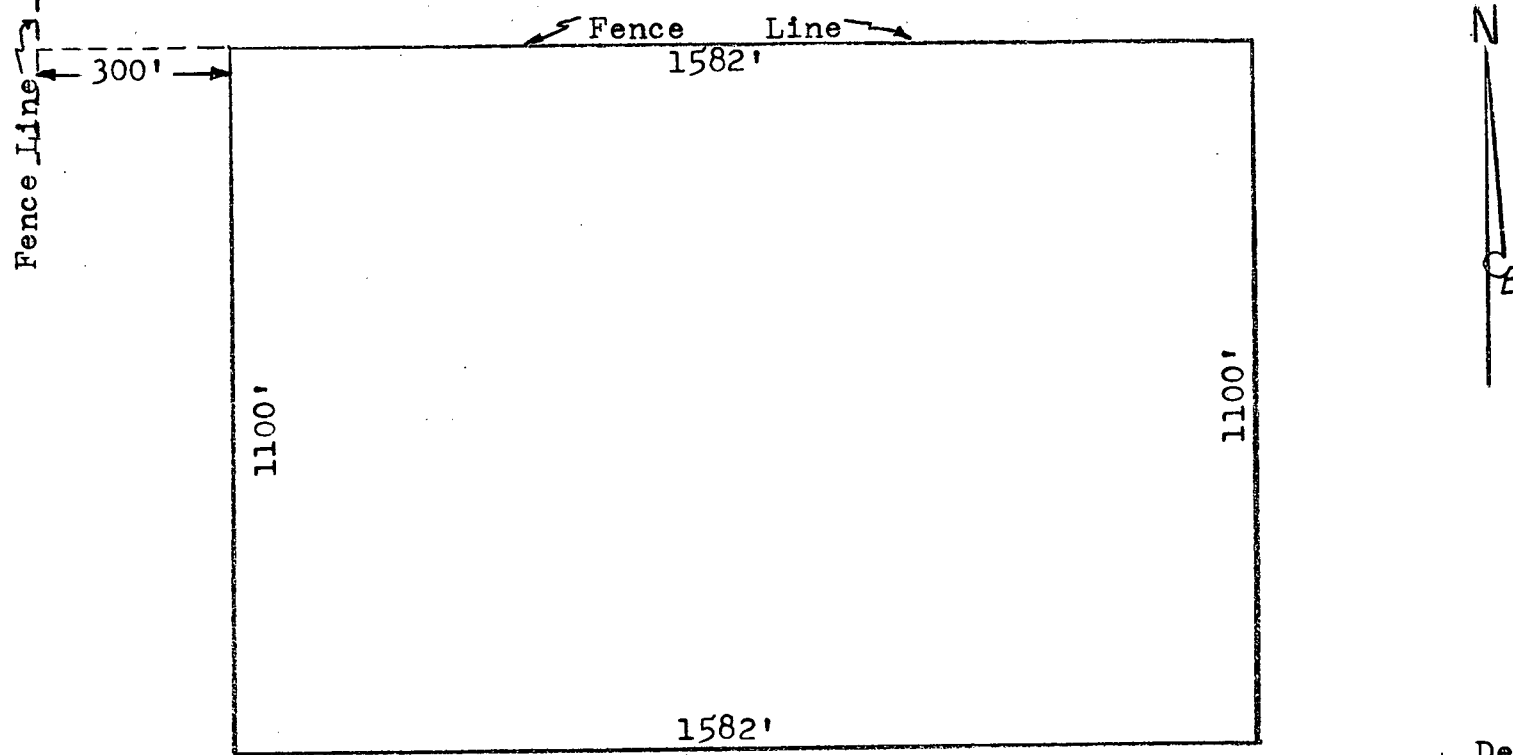
30 acres by parallel lines off of the North end of the W $\frac{1}{2}$ of the W $\frac{1}{4}$ of the SE $\frac{1}{4}$
of Section 31, T10N, R2E.

Also that part of the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 31, T10N, R2E that
lies North of the I.C. R.R. right of way.

Also, that part of the W $\frac{1}{2}$ of the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 31, T10N, R2E that
lies North of the I.C.R.R. right of way estimated to contain 15 acres,
more or less. ✓

Rose McGondrto
City of Bloomington Deed Record 1, page 88 (Brown)

X Part of the SE $\frac{1}{4}$ of Section 36, T10N, R1E, more particularly described as
follows: Commencing at the Southeast corner of the SE $\frac{1}{4}$ of Section 36, T10N,
R1E, and thence West 40 rods; thence North to the center of Bean Blossom
Creek; thence East with the meanderings of said creek to the East line of
said Section; thence South to the place of beginning, containing 26.5 acres,
more or less. ✓



Dec. 30, 1964

Winslow To City
Of
Bloomington, Indiana
(New Park Location)

A part of the east half of the southeast quarter of section 9, and a part of the west half of the southwest quarter of section 10 all in T8N; R1W, Monroe County, Indiana. Beginning at a point that is 300 feet east of the northwest corner of the northwest quarter of the southeast quarter; thence running east for 1582 feet, thence running south for 1100 feet, thence running west for 1582 feet, thence running north for 1100 feet and to the place of beginning.
Containing in all 40 acres more or less.

John T. Stapleton
Civil Engineer & Land Surveyor

RESIDENTIAL
ZONING REGULATIONS

LOT AREA R-1 ZONE:

Every lot shall have a minimum width of 60 feet and a minimum area of 6,000 square feet.

LOT AREA R-2 ZONE:

Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet.

FRONT YARD:

There shall be a front yard of not less than 25 feet.

SIDE YARD:

Each lot, except as otherwise specified shall have two side yards each having a width of not less than 6 feet and the aggregate width of both side yards on any lot shall be not less than 30 per cent of the width of the lot.

REAR YARD:

There shall be a rear yard of not less than 25 per cent of the depth of the lot, but such rear yard need not exceed 25 feet.

LOT COVERAGE:

Not more than 30 per cent of the area of a lot may be covered by buildings or structures, provided that such lot coverage need not be reduced to less than 800 square feet.

OFF-STREET PARKING:

At least one (1) parking space for each dwelling unit in the building.

ACCESSORY BUILDING:

An accessory building, not exceeding two stories or 20 feet in height may occupy not more than 50 per cent of the area of a required rear yard.

RESIDENTIAL
ZONING REGULATIONS

LOT AREA R-1 ZONE:

Every lot shall have a minimum width of 60 feet and a minimum area of 6,000 square feet.

LOT AREA R-2 ZONE:

Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet.

FRONT YARD:

There shall be a front yard of not less than 25 feet.

SIDE YARD:

Each lot, except as otherwise specified shall have two side yards each having a width of not less than 6 feet and the aggregate width of both side yards on any lot shall be not less than 30 per cent of the width of the lot.

REAR YARD:

There shall be a rear yard of not less than 25 per cent of the depth of the lot, but such rear yard need not exceed 25 feet.

LOT COVERAGE:

Not more than 30 per cent of the area of a lot may be covered by buildings or structures, provided that such lot coverage need not be reduced to less than 800 square feet.

OFF-STREET PARKING:

At least one (1) parking space for each dwelling unit in the building.

ACCESSORY BUILDING:

An accessory building, not exceeding two stories or 20 feet in height may occupy not more than 50 per cent of the area of a required rear yard.

RESIDENTIAL
ZONING REGULATIONS

LOT AREA R-1 ZONE:

Every lot shall have a minimum width of 60 feet and a minimum area of 6,000 square feet.

LOT AREA R-2 ZONE:

Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet.

FRONT YARD:

There shall be a front yard of not less than 25 feet.

SIDE YARD:

Each lot, except as otherwise specified shall have two side yards each having a width of not less than 6 feet and the aggregate width of both side yards on any lot shall be not less than 30 per cent of the width of the lot.

REAR YARD:

There shall be a rear yard of not less than 25 per cent of the depth of the lot, but such rear yard need not exceed 25 feet.

LOT COVERAGE:

Not more than 30 per cent of the area of a lot may be covered by buildings or structures, provided that such lot coverage need not be reduced to less than 800 square feet.

OFF-STREET PARKING:

At least one (1) parking space for each dwelling unit in the building.

ACCESSORY BUILDING:

An accessory building, not exceeding two stories or 20 feet in height may occupy not more than 50 per cent of the area of a required rear yard.

RESIDENTIAL
ZONING REGULATIONS

LOT AREA R-1 ZONE:

Every lot shall have a minimum width of 60 feet and a minimum area of 6,000 square feet.

LOT AREA R-2 ZONE:

Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet.

FRONT YARD:

There shall be a front yard of not less than 25 feet.

SIDE YARD:

Each lot, except as otherwise specified shall have two side yards each having a width of not less than 6 feet and the aggregate width of both side yards on any lot shall be not less than 30 per cent of the width of the lot.

REAR YARD:

There shall be a rear yard of not less than 25 per cent of the depth of the lot, but such rear yard need not exceed 25 feet.

LOT COVERAGE:

Not more than 30 per cent of the area of a lot may be covered by buildings or structures, provided that such lot coverage need not be reduced to less than 800 square feet.

OFF-STREET PARKING:

At least one (1) parking space for each dwelling unit in the building.

ACCESSORY BUILDING:

An accessory building, not exceeding two stories or 20 feet in height may occupy not more than 50 per cent of the area of a required rear yard.

RESIDENTIAL
ZONING REGULATIONS

LOT AREA R-1 ZONE:

Every lot shall have a minimum width of 60 feet and a minimum area of 6,000 square feet.

LOT AREA R-2 ZONE:

Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet.

FRONT YARD:

There shall be a front yard of not less than 25 feet.

SIDE YARD:

Each lot, except as otherwise specified shall have two side yards each having a width of not less than 6 feet and the aggregate width of both side yards on any lot shall be not less than 30 per cent of the width of the lot.

REAR YARD:

There shall be a rear yard of not less than 25 per cent of the depth of the lot, but such rear yard need not exceed 25 feet.

LOT COVERAGE:

Not more than 30 per cent of the area of a lot may be covered by buildings or structures, provided that such lot coverage need not be reduced to less than 800 square feet.

OFF-STREET PARKING:

At least one (1) parking space for each dwelling unit in the building.

ACCESSORY BUILDING:

An accessory building, not exceeding two stories or 20 feet in height may occupy not more than 50 per cent of the area of a required rear yard.

RESIDENTIAL
ZONING REGULATIONS

LOT AREA R-1 ZONE:

Every lot shall have a minimum width of 60 feet and a minimum area of 6,000 square feet.

LOT AREA R-2 ZONE:

Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet.

FRONT YARD:

There shall be a front yard of not less than 25 feet.

SIDE YARD:

Each lot, except as otherwise specified shall have two side yards each having a width of not less than 6 feet and the aggregate width of both side yards on any lot shall be not less than 30 per cent of the width of the lot.

REAR YARD:

There shall be a rear yard of not less than 25 per cent of the depth of the lot, but such rear yard need not exceed 25 feet.

LOT COVERAGE:

Not more than 30 per cent of the area of a lot may be covered by buildings or structures, provided that such lot coverage need not be reduced to less than 800 square feet.

OFF-STREET PARKING:

At least one (1) parking space for each dwelling unit in the building.

ACCESSORY BUILDING:

An accessory building, not exceeding two stories or 20 feet in height may occupy not more than 50 per cent of the area of a required rear yard.

RESIDENTIAL
ZONING REGULATIONS

LOT AREA R-1 ZONE:

Every lot shall have a minimum width of 60 feet and a minimum area of 6,000 square feet.

LOT AREA R-2 ZONE:

Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet.

FRONT YARD:

There shall be a front yard of not less than 25 feet.

SIDE YARD:

Each lot, except as otherwise specified shall have two side yards each having a width of not less than 6 feet and the aggregate width of both side yards on any lot shall be not less than 30 per cent of the width of the lot.

REAR YARD:

There shall be a rear yard of not less than 25 per cent of the depth of the lot, but such rear yard need not exceed 25 feet.

LOT COVERAGE:

Not more than 30 per cent of the area of a lot may be covered by buildings or structures, provided that such lot coverage need not be reduced to less than 800 square feet.

OFF-STREET PARKING:

At least one (1) parking space for each dwelling unit in the building.

ACCESSORY BUILDING:

An accessory building, not exceeding two stories or 20 feet in height may occupy not more than 50 per cent of the area of a required rear yard.

RESIDENTIAL
ZONING REGULATIONS

LOT AREA R-1 ZONE:

Every lot shall have a minimum width of 60 feet and a minimum area of 6,000 square feet.

LOT AREA R-2 ZONE:

Every lot shall have a minimum width of 50 feet and a minimum area of 5,000 square feet.

FRONT YARD:

There shall be a front yard of not less than 25 feet.

SIDE YARD:

Each lot, except as otherwise specified shall have two side yards each having a width of not less than 6 feet and the aggregate width of both side yards on any lot shall be not less than 30 per cent of the width of the lot.

REAR YARD:

There shall be a rear yard of not less than 25 per cent of the depth of the lot, but such rear yard need not exceed 25 feet.

LOT COVERAGE:

Not more than 30 per cent of the area of a lot may be covered by buildings or structures, provided that such lot coverage need not be reduced to less than 800 square feet.

OFF-STREET PARKING:

At least one (1) parking space for each dwelling unit in the building.

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SUBDIVISION CONTROL _ ORDINANCE NO. 10,1950

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303 4 c	Dead end streets	40' min	
303 4 d	Alleys	20' min.	
303 5 a	Major street grades	6% max	
303 5 b	Other street grades	8% max	
303 5 c	Gutter grades	$\frac{1}{2}$ % min.	
303 6 a	Major street sight distance	600' min.	
303 6 b	Other street sight distance	300' min.	
303 7 a	Major street curve length	800'	
303 7 b	Other street curve length	200'	
303 8 b	Major street tangent length	200' min	
303 8 b	Other street tangent length	100' min	
303 9 a	Street Corner radius	15' min.	
303 9 b	Alley corner radius	15' min	
303 9 c	Major street intersection angle	Rt. Angle	
303 10 a	Block width	2 tiers	
303 10 b	Block length	1,400' Max.	
303 10 c	Dead end street length	600' max.	
303 10 d	Cross walk for blocks over 1,000'		
303 11 a	Lot width	50' min.	
303 11 a	Lot area	600 sq. ft. Min.	
303 11 b	Ratio depth to width	4:1 Max.	
303 11 c	Front line set back	30' for res.	
303 11 c	Side line set back for cor. lots	25' for res.	
303 11 d	Lot line angles to street lines shall be	Rt. angle or radial	
303 11 e	Every lot shall abut street		

SUBDIVISION CONTROL- ORDINANCE NO, 10, 1950

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303 11 h	Utility easement	6' x 2 - 12' min.	
303 11 i	Sewer Easement	Where needed	
303 12	Public space		
303 13	Lot marker at street corners		
303 13	Other lot markers		
304 1	Street improvement	6" 40% of Width or 18'	
304 2 a	Sanitary sewers		
304 2 b	Septic tanks		
304 3 a	City water supply		
304 3 b	Other water supply		
304 4	<u>Storm drainage</u>	<u>Where needed</u>	
304 5	Street signs		
304 6	Street trees		
305	Variance and modification		
306	Application for approval		
307	Preliminary plat		
308	Approval of Preliminary Plat		
309	Final Plat		
310	Approval of Final Plat		
311	Plat Certificate		

OCT. 1, 1963 MRS. WINDLOW

- OPTION

ROGERS & ROGERS-ATTY. TO

CITY OF BLOOMINGTON, INDIANA.

1830 X 950 = 40 AC ±

A PART OF THE SE $\frac{1}{4}$ OF SECTION 9-T8N; R14W +
A PART OF THE SW $\frac{1}{4}$ OF SECTION 10-T8N; R14W.
BEGINNING AT NE COR. OF THE SAID SE $\frac{1}{4}$ OF SAID
SECTION 9; THENCE RUNNING EAST FOR 510 FT; THENCE
RUNNING SOUTH FOR 950 FT; THENCE RUNNING WEST
FOR 1830 FT; THENCE RUNNING NORTH FOR 950 FT;
THENCE RUNNING EAST FOR 1320 FT & TO THE PLACE
OF BEGINNING, CONTAINING OR NEAR 40 AC. MORE OR LESS

JS

SUBDIVISION CONTROL _ ORDINANCE NO. 10, 1950

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303 4 b	Other Streets	(60') 66' - 70'	
303 4 c	Dead end streets	40' min	
303 4 d	Alleys	20' min.	
303 5 a	Major street grades <i>show on plat</i>	6% max.	
303 5 b	Other street grades <i>show on plat</i>	8% max	
303 5 c	Gutter grades.	1/2% min.	
303 6 a	Major street sight distance	600' min.	
303 6 b	Other street sight distance	300' min.	
303 7 a	Major street curve length	800'	
303 7 b	Other street curve length	200' <i>check - note radius on plat</i>	
303 8 a	Major street tangent length	200' min	
303 8 b	Other street tangent length	100' min	
303 9 a	Street Corner radius	15' min.	
303 9 b	Alley corner radius	15' min	
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303 11 a	Lot area	600 sq. ft. Min.	
303 11 b	Ratio depth to width	4:1 Max.	
303 11 c	Front line set back <i>show</i>	(30') for res.	
303 11 c	Side line set back for cor. lots	25' for res. <i>show</i>	
303 11 d	Lot line angles to street lines shall be	Rt. angle or radial	
303 11 e	Every lot shall abut street		

5 High 40' set back














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303 11 i	Sewer Easement	Where needed	11
303 12	Public space		
303 13	Lot marker at street corners		
303 13	Other lot markers		
304 1	Street improvement	6" 40% of Width or 18'	
304 2 a	Sanitary sewers		
304 2 b	Septic tanks		<i>yes - type approved by state Bd of Health</i>
304 3 a	City water supply		
304 3 b	Other water supply		
304 4	Storm drainage	Where needed	
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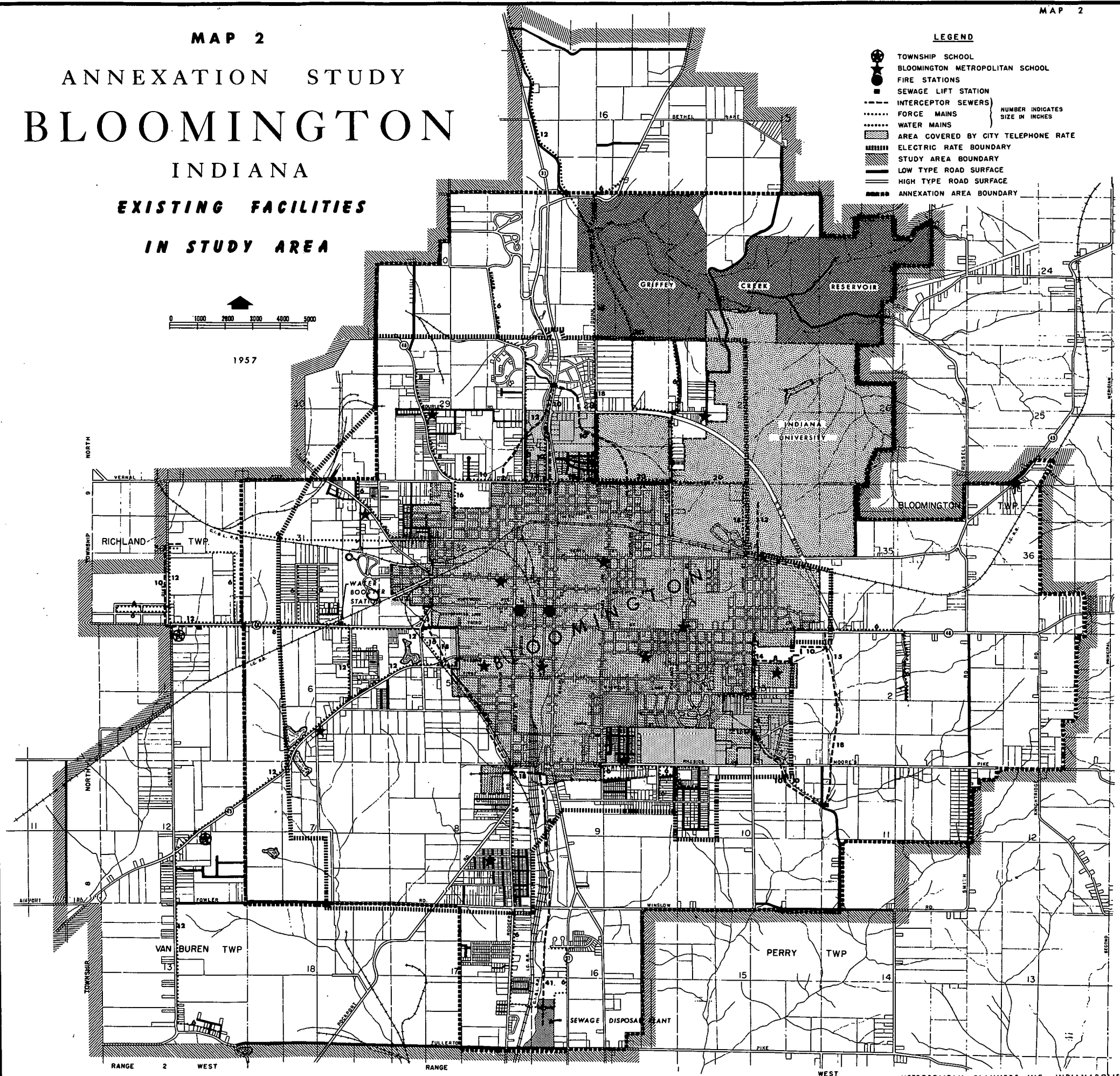
MAP 2 ANNEXATION STUDY BLOOMINGTON INDIANA EXISTING FACILITIES IN STUDY AREA

LEGEND

-  TOWNSHIP SCHOOL
 -  BLOOMINGTON METROPOLITAN SCHOOL
 -  FIRE STATIONS
 -  SEWAGE LIFT STATION
 -  INTERCEPTOR SEWERS
 -  FORCE MAINS
 -  WATER MAINS
 -  AREA COVERED BY CITY TELEPHONE RATE
 -  ELECTRIC RATE BOUNDARY
 -  STUDY AREA BOUNDARY
 -  LOW TYPE ROAD SURFACE
 -  HIGH TYPE ROAD SURFACE
 -  ANNEXATION AREA BOUNDARY
- NUMBER INDICATES SIZE IN INCHES



1957



Fire insurance rates in the Annexation Area are in classifications 10, signifying an unprotected area. Insurance rates are 32¢ per \$100 of value (standard, single-family, frame, non-farm dwelling with approved roof) as compared with a 22¢ per \$100 rate for similar property in the city which carries a classification of seven.

Streets and Roads. Of a total of 946 miles of county-maintained roads in Monroe County, approximately 48.05 miles are located within the Annexation Area. In addition, the State of Indiana maintains about 6.57 miles of state highways in the Area.

Funds for construction and maintenance of county roads and streets come entirely from the state gasoline tax refund which is distributed quarterly by the state. This refund represents Monroe County's share of the funds collected by the state from motor vehicle registration fees and from taxes on motor vehicle fuel. The 1957 Monroe County "gas tax" distribution according to the county highway supervisor, will amount to approximately \$336,000 which represents about \$355.00 per mile of road. With the recent 50% increase in the state gasoline tax, it is expected that the 1958 refund will amount to about \$447,000.

The condition of the streets and roads in the Annexation Area, for the most part, is fairly good although some of the streets in the older subdivisions, which were never adequately constructed and consequently were not accepted for maintenance by the county, have deteriorated into such a condition that they are a constant source of irritation. The current road maintenance program consists of resurfacing a certain amount of road mileage each year with an oil mat treatment which includes grading, restoning where necessary, and the application of a hot asphaltic emulsion which is covered by stone chips. About 33 miles of roads were treated in this fashion during 1956 and about 20 miles to date in 1957, some of the roads so treated being located in the Annexation Area. The only street lighting is provided by the state at hazardous locations on state highways.

A summary of the mileage and type of streets and roads in the Annexation Area is given in TABLE 5. Roads have been typed as either high type or low type, the latter classification given to all unpaved roads and to paved roads in poor condition.

TABLE 5

EXISTING ROADS IN THE ANNEXATION AREA

<u>Kind of Road</u>	<u>Miles</u>
State Roads	6.57
County Roads	48.05
High Type	32.91
Low Type	15.14

Sewers. At the present time only small portions of the Annexation Area are served by a sanitary sewer system although with the city's current sewer expansion program, sewers will be made available to a much larger area. There are approximately 300 connec-

DATA:

UNDER PASS:

AVERAGE WEIGHT OF LOCOMOTIVE = 60-TONS

" " " " " PER AXLE LIMITED TO 55,000 LBS.

EXCAVATION - STONE & EARTH (TUNNEL METHOD) 2500.00

SHOEING 2000.00

STEEL BEAMS - IN PLACE 7400.00

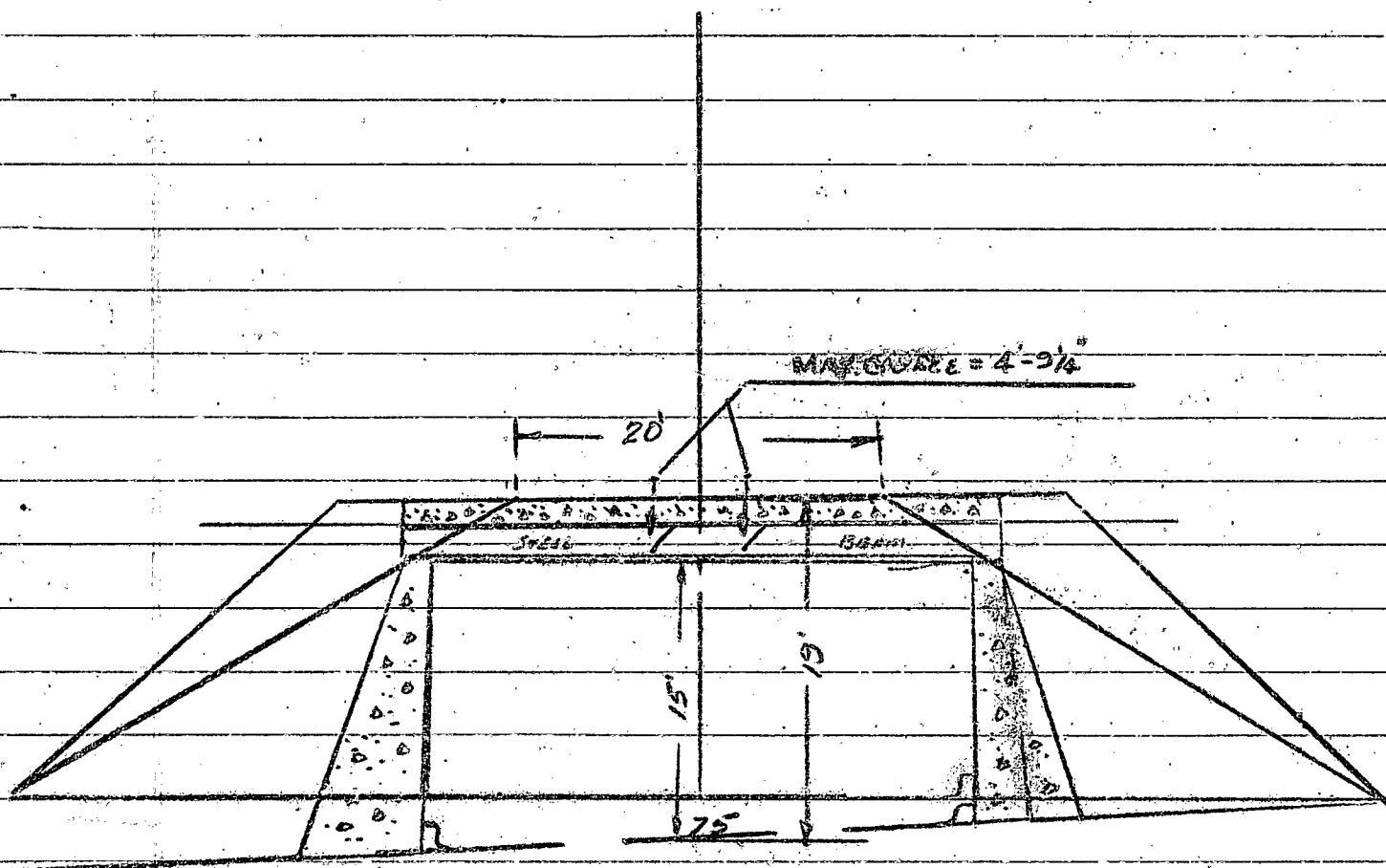
RE-INFORCED CONC. IN PLACE ~~13,000.00~~

MISS. R.R. REGULATIONS + RESTRICTIONS - 9,000.00

RE-STORING GRADE 500.00

~~TOTAL = 40,000.00~~

TOTAL - 44,000.00



July 24, 1962

REC. JULY 26, 1962

To All Architects, Engineers, Surveyors, Subdividers, Developers,
Plumbers, and Construction Contractors.

Gentlemen:

Subject: Supplement letter to the January 2, 1962 information letter.

This letter is a supplement to the January 2, 1962 letter that most of you have received. If you have not received the January letter please contact this office and we will forward a copy.

The Board of Works confirmed a policy January 2, which affects the construction of buildings which connect to city sewer and/or water outside the city limits. The policy states that all buildings which connect to the above stated utilities shall conform to city zoning regulations as if the buildings were constructed inside the city. Since there is no zoning plan outside the city at present, the land on which a building is proposed to be constructed would become that particular zoning classification in which the building would fall if it were in the city. For example, a tract of land on which an apartment house would propose to be built would become an R-3 or multiple dwelling zone and would have to conform to all R-3 zoning regulations.

If a second residential building using city water or sewer facilities is proposed on a deeded lot or tract of land, then the parcel must be subdivided into two or more legal lots or tracts before the extension of utilities is considered. The divided land then becomes a subdivision by definition. Such definition states that a subdivision is a division of a lot, tract or parcel of land into two or more lots or other divisions of land for the purpose, immediate or future, of transfer of ownership, or development, including all changes in street or lot lines. A plat of the subdivision must be drawn to scale and conform to all Subdivision Control regulations, and will be referred to the City Plan Commission for review and recommendations after your presenting it to the Board of Works. If the plat is approved by the Plan Commission they will make their recommendations to the Board of Works whether water and sewer facilities should be made available for the subdivision. The Board of Works then considers the recommendation of the Plan Commission and other factors affecting the proposed services and arrives at a decision as respects the services, but is not bound by the Plan Commission recommendations.

The Board of Works also established a policy concerning water services. The policy states that a water service line running parallel to the center line of a front street from the rear property line to an existing water main or spur shall not exceed 72 feet. For any proposed water service greater than 72 feet, a main extension shall be proposed and shall be a minimum size of 6" unless the existing

main or spur is less than 6", in which case the size of extension will be reviewed by the Board but in no case shall it be smaller than the original main. This main extension will extend at least 5 feet past the rear property line of the petitioner and the financing will follow the rules approved by the Public Service Commission, if inside city and without reimbursement outside city.

We wish to take this opportunity to again remind developers, builders, engineers, surveyors and architects that all commercial including multiple housing units whether new, remodeled, or additions shall be submitted to Administrative Building Council at Indianapolis, State Board of Health and State Fire Marshalls for review and approval. The method of handling the sewerage is of utmost importance to the State Board of Health and if public sewer is not available, the system must conform to Manual 13 dated 1962 which varies distinctly to the previous manuals. Apartment buildings have been condemned and vacated after an inspection by the State revealed non conformance with this manual. The soil around Bloomington at best is not very satisfactory, therefore you should do everything possible to protect your client against a malfunctioning disposal system or a condemned one. Septic system installers should not install systems for apartments or commercial units until State Approval has been granted and then should be installed under the direction of the person responsible to the State Board of Health.

We would also like to remind you, that plumbing permits for construction inside or outside the city are to be secured from this office prior to commencing any plumbing work if the building is proposing to use city water or sewer. Plumbers registration will not be required on commercial construction outside the city limits. In order to insure conformance with the above policies respecting zoning, subdivision of land etc., it is heartily suggested that you (particularly the developers, builders or designers) check with this office prior to commencing your work including footing so as to be more assured that you will be in a position to get the desired facilities.

Sincerely,

CITY OF BLOOMINGTON
Building Inspection Department



By: Robert J. Cooney
City Civil Engineer

P.S. The attention of designers, builders and plumbers is called to the State and local regulation specifying that no gutter, footing or other drain carrying storm or seepage water is allowed to enter the sanitary facilities either directly or indirectly. Footer drains if collected in a sump shall be pumped to a storm drainage system or onto the adjacent lawn area.

SUBDIVISION CONTROL _ ORDINANCE NO. 10, 1950

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ORDINANCE NO. ____ 1950

CHAPTER 300

AN ORDINANCE PROVIDING FOR THE CONTROL OF THE SUBDIVISION OF LAND AND THE APPROVAL OF PLATS AND REPLATS OF LAND, WITHIN THE JURISDICTION OF THE BLOOMINGTON CITY PLAN COMMISSION, AS A PART OF THE MASTER PLAN FOR THE CITY OF BLOOMINGTON, INDIANA.

NOW BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, UNDER AUTHORITY OF CHAPTER 174, ACTS OF 1947, GENERAL ASSEMBLY OF THE STATE OF INDIANA.

TITLE I ESTABLISHMENT OF CONTROL

Section 301. No plat or replat of a subdivision of land located within the territorial jurisdiction of the Bloomington City Plan Commission shall be recorded until it shall have been approved by the Bloomington City Plan Commission, and such approval shall have been entered in writing on the plat by the President and Secretary of the Commission.

TITLE II DEFINITIONS

Section 302. For the purpose of this ordinance certain terms or words used herein shall be interpreted or defined as follows:

Words used in the present tense include the future tense. The term "shall" is always mandatory.

ALLEY:

A permanent service way providing a secondary means of access to abutting lands.

BUILDING SET BACK LINES:

The line nearest the front and across a lot establishing the front line of buildings and structures.

BUTT LOT:

A lot laid out to front on a street intersecting the streets on which the majority of the lots within the block front.

CITY:

The City of Bloomington, Indiana

COMMISSION:

The Bloomington City Plan Commission.

CUL DE SAC (Court or Dead End Street):

A short street having one end open to traffic and being permanently terminated by a vehicle turnaround.

EASEMENT:

A grant by the property owner of the use of a strip of land by the public, a corporation, or persons, for specified purposes.

LOT:

A portion of a subdivision, or other parcel of land intended as a unit for transfer of ownership or for development.

MASTER PLAN:

The complete plan, or any of its parts, for the development of the City of Bloomington, prepared by the Commission and legally adopted.

PLAT:

A map or chart indicating the subdivision or re-subdivision of land, intended to be filed for record.

STREET:

A right-of-way, dedicated to the public use, which affords the principal means of access to abutting property.

SUBDIVISION:

A division of a lot, tract or parcel of land into two or more lots or other divisions of land for the purpose, immediate or future, of transfer of ownership, or development, including all changes in street or lot lines. Divisions of land for agricultural purposes in parcels of ten (10) or more acres, not involving any new street or easement of access, shall not be interpreted as a subdivision.

TERRITORIAL JURISDICTION:

The City of Bloomington, Indiana, and such contiguous unincorporated area as shown on a map on file with the County Recorder, Monroe County, Indiana, as does now or hereafter may have legal effect.

THOROUGHFARE PLAN:

The part of the master plan which sets forth the location, alignment and dimensions of existing and proposed public streets.

TITLE III REQUIREMENTS AND PRINCIPLES

In considering the approval of a plat, the Commission shall observe and enforce the following requirements:

Section 303. DESIGN

1. No land shall be subdivided for residential use if such land is considered by the Commission to be unsuitable for such use by reason of flooding or improper drainage, objectionable earth and rock forma-

tion, topography or any other feature harmful to the health and safety of possible residents and the community as a whole.

2. All proposed subdivisions shall conform to the Thoroughfare Plan. Whenever a tract to be subdivided embraces any part of a major street, boulevard, or parkway so designated on the Thoroughfare Plan, such part of such proposed public way shall be platted by the subdivider in the locations and of the width indicated on the Thoroughfare Plan. Due consideration shall also be given by the subdivider and owners of adjoining property for the provision of school sites, park sites, rights-of-way for public utility lines, sites for business centers, industrial locations, and other features as indicated on the Master Plan.


3. Street and Alley Location and Arrangement.

- (a) The street and alley layout shall conform to the neighborhood plan adopted by the Commission for the development of the neighborhood in which the proposed subdivision is located.
- (b) Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient.
- (c) Certain proposed streets shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity.
- (d) Whenever there exists a dedicated or platted half-street or alley adjacent to the tract to be subdivided, approved by the Commission, the other half shall be platted. Other half streets along the boundary of the land proposed for subdivision will be permitted only if the owner of the adjoining undeveloped land simultaneously dedicates the other half of such street.
- (e) Alleys shall be provided in all parts of the proposed subdivision which are designated as Commercial or Industrial Districts by Section III. Except where justified by extreme conditions, alleys will not be approved in those parts of the proposed subdivision located in Residential Districts.

4. Minimum Street and Alley Widths.

- (a) Major streets shall have widths not less than indicated on the Thoroughfare Plan.

- (b) Other streets, sixty (60) feet.

- 
- (c) Dead-end streets, forty (40) feet. All dead-end streets shall terminate in a circular right-of-way within a minimum diameter of eighty (80) feet, unless the Commission approves as equally safe and convenient form of space instead of the required turning circle.

- (d) Alleys, twenty (20) feet.

5. Maximum Grades.

- (a) Major streets, not greater than six (6) per cent.

(b) Other streets and alleys, not greater than eight (8) per cent.

(c) The minimum grade of any street gutter shall not be less than one-half ($1/2$) per cent.

6. Vertical Curves.

(a) Major streets, minimum sight distance of six hundred (600) feet, measured between points five (5) feet above center line of road way;

(b) Other streets, minimum sight distance of three hundred (300) feet measured between points five (5) above center line of roadway.

7. Minimum Radii of Curvature on the Center Line.

(a) Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs a curve shall be introduced, for:

(b) Major streets, of eight hundred (800) feet;

(c) Other streets, of two hundred (200) feet.

8. Tangents.

Between reversed curves there shall be not less than a minimum tangent for:

(a) Major streets, of two hundred (200) feet.

(b) Other streets, of one hundred (100) feet.

9. Intersections.

(a) At street intersections, property line corners shall be rounded by an arc at least twenty (20) feet in radius.

(b) At alley intersections, property line corners shall be rounded by arc at least fifteen (15) feet in radius.

(c) All streets intersecting a major street shall do so at right angles or as nearly so as is possible. Where the intersection angle is less than sixty (60) degrees, the foregoing radii shall be increased not less than forty (40) per cent and the commission will require a grading plan showing existing and proposed contours, based on the city datum, at one (1) foot intervals.

10. Blocks.

(a) The width of blocks shall be sufficient to allow two tiers of lots as described in Section 303. 11 (a)

(b) Blocks shall not exceed fourteen hundred (1400) feet in length.

(c) The length of dead-end streets shall not exceed six hundred (600) feet.

- (d) A cross-walk or pedestrian-way, not less than ten (10) feet in width, shall be provided near the center, and entirely across any block that is more than one thousand (1000) feet long.

11. Lots.

- (a) In any Residence District the minimum width and area for lots shall conform to the requirements of Sections 113. and 114., but in no case shall the width be less than fifty (50) feet at the front line and at the setback line, and the area contain less than six thousand (6,000) square feet.
Where property is located in a Commercial or Industrial District the minimum permissible lot size and frontage shall be at the discretion of the Commission which shall give due consideration to the requirements of Sections 116., 117., 118., 119., and 120.
- (b) The depth-to-width ratio of the usable area of a lot shall be a maximum of 4.0 to 1.
- (c) Building set-back lines shall not be less than thirty (30) feet in all residence districts and shall be established in all commercial and industrial districts in accordance with Sections 116., 117., 118., 119., and 120. All corner lots in residence districts shall have such extra width as will permit the establishment of side yard building lines of twenty-five (25) feet on the side street side.
- (d) Side lines of lots shall be at right angles or radial to street lines.
- (e) Every lot shall abut on a street.
- (f) Through lots having frontage on two (2) parallel or approximately parallel streets shall not be permitted.
- (g) Butt lots will be prohibited in blocks exclusively residential.
- (h) Except where alleys are provided for the purpose, each lot shall have an easement for utility lines along the rear lot line and along the side lot line where necessary.
No easement shall be less than six (6) feet wide on each lot making an overall easement width of twelve (12) feet. Additional easement width shall be established when sanitary sewer depths exceed five (5) feet.
- (i) When the terrain so requires, easements for sanitary sewers along lot lines other than the rear lot lines, shall be provided.

12. Public Spaces.

Whenever park, recreation area, school sites or other open space shown on the Master Plan is located in whole or in part in the proposed subdivision, the Commission may require the dedication or reservation of those spaces when the future population of the City requires the establishment of such recreational and educational facilities.

13. Monuments and Markers.

Monuments shall be of concrete with dimensions of 4" x 4" at top,

6" x 6" at bottom and 36" long, with a copper dowel 3/8" in diameter, at least 2 1/2" in length imbedded so that the top of the dowel shall be flush with the surface and at the center of the monument.

Monuments shall be set so that the top is level with the established grade adjoining it and placed so that the marked point on the metal center shall coincide exactly with the intersection of street property lines, the intersection of all angles in the boundary line, at the beginning and ending of all curves along streets and alleys and where such curves intersect lot lines.

Lot corners not marked by concrete monuments as required above, shall be marked by galvanized or wrought iron pipe, or iron or steel bars at least 3 feet in length and not less than one (1) inch in diameter, the top of the pipe or bar to be set level with the established grade of the ground adjoining it.

Section 304. REQUIRED IMPROVEMENTS.

1. Streets and alleys shall be completed to grades shown on plans and profiles prepared by the subdivider and approved by the Board of Public Works.

The streets shall be surfaced and improved in the manner determined by the Board of Public Works, but in no case shall the surfacing consist of less than six (6) inches of well compacted crushed stone or road gravel of a type approved by the Board of Public Works, and such surfacing shall have a minimum width equal to forty (40) per cent of the dedicated street width, but in no case shall the width of the surface be less than eighteen (18) feet.

2. Sewers.

- A. In Area "A", shown on the accompanying map entitled: "Sewer and Water Improvement Areas", which is a part of this ordinance, the subdivider shall provide the subdivision with a complete public sewer system, which shall connect with a sanitary sewer outlet. The plans for the public sewer system shall be approved by the Board of Public Works and the State Board of Health.
- B. In Area "B", shown on the accompanying map, the subdivider shall provide the subdivision with a complete public sewer system or for the disposal of sanitary sewage by means of septic tanks with absorption systems or seepage pits, all constructed according to the minimum requirements of the State Board of Health. The subdivider shall present with his application the results of soil absorption tests, made by a professional engineer, and one such test shall be made on each acre of land included in the subdivision, which shall show the rate of percolation of water into the soil in each of the test holes. When the test holes indicate that water will fall one inch in sixty (60) minutes or less, an absorption system shall be required and unobstructed and otherwise unused area shall be reserved on each lot in the subdivision for the absorption system in accordance with the following schedule:

Time Required For Water to Fall
One Inch, In Minutes.

Lot Area Required, in Square
Feet, For Absorption Systems

2 to 10	660
10 to 15	808
15 to 30	1217
30 to 60	1694

The position of the absorption system for each lot shall conform with the following minimum separation standards:

- (a) 5 feet from property line
- (b) 10 feet from large trees
- (c) 20 feet from dwelling
- (d) 25 feet from any stream
- (e) 50 feet from any water supply.

When the results of the soil absorption tests shows that the time required for water to fall one inch is more than sixty (60) minutes, seepage pits (dry wells) shall be required and the position of the seepage pit on each lot shall conform to the following minimum separation standards:

- (a) 10 feet from any property line
- (b) 20 feet from any dwelling
- (c) 100 feet from any water supply.

In this subsection B and subsection B of the next paragraph 3., Water, the phrase "the subdivider shall provide" shall be interpreted to mean that the subdivider shall install the facility referred to, or, that the subdivider shall require, as a condition of the sale of each lot or parcel in the subdivision, that the facilities referred to in these subsections shall be installed by the developer of the lot in accordance with these regulations.

3. Water.

- A. In Area "C" shown on the accompanying map, the subdivider shall provide the subdivision with a complete water main supply system which shall be connected with and become a part of the city, or community water supply system.
- B. In area "D" shown on the accompanying map, the subdivider shall provide the subdivision with a complete water main supply system or a private water supply for each lot to be installed in accordance with the minimum requirements of the State Board of Health, and such supply shall be located on the lot in conformance with the following minimum separation standards:

- (a) 10 feet from water tight cast iron sewers and drains,
- (b) 15 feet from property lines,
- (c) 50 feet from septic tanks,
- (d) 50 feet from vitrified clay or concrete sewers,
- (e) 100 feet from seepage pits (dry wells),
- (f) 150 feet from cesspools.

4. Storm Drainage.

The subdivider shall provide the subdivision with an adequate storm water sewer system whenever the evidence available to the Board of Public Works indicates the natural surface drainage is inadequate. When the surface drainage is adequate, easements for such surface drainage shall be provided.

5. Street Signs.

- 5. The subdivider shall provide the subdivision with standard City street signs at the intersection of all streets.

6. Street Trees.

The subdivider shall provide the subdivision with street trees selected

from a list of trees recommended by the City Superintendent of Parks at intervals of forty (40) to sixty (60) feet between street inter-sections and on both sides of each street. The position of the trees in the street shall be determined by the Board of Public Works.

Section 305. VARIANCE AND MODIFICATION

1. Where the subdivider can show that a provision of paragraphs 5,6,7,8, or 9 of Section 303. or paragraphs 5 or 6 of Section 304. of these Regulations would cause unnecessary hardship if strictly adhered to and where, in the opinion of the Commission, because of topographical or other conditions peculiar to the site, a departure may be made without destroying the intent of such provision, the Commission may authorize a variance. Any variance thus authorized is required to be entered in the minutes of the Commission and the reasoning on which the departure was justified set forth.
2. The foregoing requirements and principles of land subdivision may be modified by the Commission in the case of a subdivision proposed as a neighborhood development unit under the provisions of Section 110.

TITLE IV. PROCEDURE.

Section 306. APPLICATION

1. Whenever any subdivision of land is proposed to be made the subdivider or his agent shall submit a written application for a certificate of approval and two copies of a preliminary plat of said subdivision with the Commission, at least ten (10) days before the meeting at which the Commission is expected to consider said application and plat.
2. The application shall specify the intent of the subdivider with respect to the land use, drainage, sewage disposal, water supply and street improvements proposed for the subdivision; if any deed restrictions are to be placed upon the property to be subdivided and the expected date of its development.
3. At the time of filing an application for approval of a plat, the application shall be accompanied by a certified check or money order of ten (10) dollars plus one (1) dollar for each lot in the proposed subdivision payable to the City Clerk-Treasurer in the amount to cover the cost of checking and verifying the proposed plat.

Upon the acceptance of the application by the Commission, the Secretary shall surrender the check or money order to the City Clerk-Treasurer for deposit in the General Fund of the City of Bloomington.

Section 307. PRELIMINARY PLAT

The preliminary plat shall be prepared in accordance with TITLE III and shall be presented as follows:

1. The plat shall be drawn at a scale of one hundred (100) feet to one (1) inch on a sheet or sheets twenty (20) by twenty-four (24) in size except that when the drawing at that scale requires more than two sheets, the plat may be drawn at a scale of two hundred (200) feet to one (1) inch.
- ✓ 2. The plat shall include a vicinity key map at an appropriate scale showing the layout of the proposed subdivision and all existing subdivisions, street and tract lines of acreage parcels of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in the neighboring subdivisions or undeveloped property to produce the most advantageous development of the entire neighboring area.

<u>NO.</u>	<u>DATE ANNEXED.</u>	<u>ORDINANCE NO.</u>	<u>ADDITION.</u>
1.	March 19, 1946	10	Hillsdale
2.	August 25, 1947	16	Taylor, Rogers, etc.
3.	October 7, 1952	8	Catholic Church
4.	July 8, 1953	16	Green Acres
5.	April 20, 1954	6	Rob-Ben-Mar 1st.
6.	July 6, 1954	10	Hoosier Stone Co.
7.	June 7, 1955	9	Baptist Church
8.	July 19, 1955	13	Fox
9.	September 6, 1955	17	Rogers School
10.	December 6, 1955	22	South High
11.	June 19, 1956	15	Forrest Homes
12.	November 6, 1956	29	Pine Crest
13.	May 7, 1957	7	Manor Woods
14.	May 6, 1958	7	Beach Wood Manors
15.	May 6, 1958	8	Rob-Ben-Mar 2nd.
16.	June 17, 1958	11	Longwood
17.	June 2, 1959	9	Park Ridge
18.	November 17, 1959	19	Blue Ridge Estates & Fritz Terrace
19.	December 15, 1959	24	Hillside School
20.	December 15, 1959	24	Dyer Junior High School
21.	December 15, 1959	24	Hoosier Courts, etc.
22.	February 2, 1960	4	Arden Place
23.	April 5, 1960	11	Eastside Development
24.	April 19, 1960	12	Joe Chambers
25.	April 19, 1960	12	Fritz Terrace Second

PAUL M. STUTSMAN

July 21, 1960

J.E. Crider & Son
Lampkins Ridge Road
Bloomington, Indiana

Gentlemen:

This will confirm our verbal directive to place 6" concrete encasement on the 8" sanitary sewer being constructed in Glenwood Avenue West in Park Ridge Addition. This encasement is to extend for a distance of 30 lin. ft. from station 0+79 to 1+09.

Very truly yours,

Paul M. Stutsman, P.E.
City Civil Engineer

PMS/emc

cc: Bloomington Development Co., Attention Bud Bryan
John Stapleton

Hoosier Acres

October 9, 1959

To The Honorable Mayor and The
Board of Public Works and Safety
of Bloomington, Indiana

Gentlemen:

At the regular meeting of the City Plan Commission on October 8, 1959, the attached plat of the proposed Hoosier Acres Fourth Addition was presented for the consideration and recommendation of the Commission with respect to the extension of City Water into the sub-division. The area under consideration is located on East Third Street and adjacent to the existing Hoosier Acres.

In the Commission's consideration of the attached plat the following requirements of the Subdivision Control Ordinance were waived, to-wit:

1. Section 304-1 The street improvement of 40% of the right-of-way width was reduced to twenty-four (24) feet.
2. Section 304-6 The requirement of street trees was waived entirely.

The aforesaid sub-division control ordinance is now incorporated in the "Municipal Code of the City of Bloomington, Indiana, 1957", as Chapter 24.

With the above stated waivers the attached plat was approved for the extension of City Water Mains into the proposed sub-division and the commission recommends that the sub-divider be permitted to make said extensions.

Respectfully submitted,

THE CITY PLAN COMMISSION

Marvard A. Clark, Secretary

3. The Plat shall contain the following information:

(a) Description.

- 2
- (1) Proposed name of the subdivision. *OK*
 - (2) Location by section, township and range, or by other legal description. *OK Henry St*
 - (3) Name and address of subdivider.
 - (4) Name, address and seal of registered professional engineer or land surveyor preparing the plat.
 - (5) Scale of plat, north point and date.

(b) Existing Conditions

- 7
- (1) Boundary line of proposed subdivision indicated by solid heavy line.
 - (2) Location, width and names of all existing or prior platted streets or other public ways, railroad and utility right-of-way, parks and other public open spaces, permanent buildings or structures, and section and municipal corporation lines, within or adjacent to the tract.
 - (3) In case of a replat all descriptive lines of the original plat being vacated shall be shown by dotted lines in their proper position in relation to the new arrangement of the plat, the new plat being clearly shown in solid lines so as to avoid ambiguity or confusion.
 - 2 - (4) Existing sewers, water mains, culverts or other underground facilities within the tract, indicating pipe sizes, grades and exact location, as obtained from public records.
 - 4 - (5) Boundary lines of adjacent unsubdivided and subdivided land, showing owners names.
 - (6) Existing zoning of proposed subdivision and adjacent tracts, in zoned areas.
 - 2 - (7) Contours, based on the City datum, at not more than five (5) feet nor less than the (2) feet vertical intervals as required by the Commission.

(c) Proposed Conditions.

- (1) Layout of streets, their names and widths and also widths of alleys, crosswalks and easements. The names of the streets shall conform as far as practicable to the names of corresponding streets existing in the vicinity of the subdivision. The name of a new street, not an extension or a correspondent of an existing street, shall not duplicate that of any existing street in the City.
- (2) Layout, dimensions and numbers of lots.
- (3) Parcels of land to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- 1 (4) Building setback lines, showing dimensions.

Section 308. APPROVAL OF PRELIMINARY PLAT.

Does not apply

The Commission shall consider the application and preliminary plat not later than the second regular monthly meeting following its proper submittal. If the Commission is satisfied that all conditions have been satisfactorily met by the subdivider, it shall tentatively approve the application and set a date for a public hear-

ing on the proposed plat, giving written notification to the subdivider and publish a notice of the hearing at least ten (10) days prior to the date set for the hearing. The cost of publishing the notice of the hearing shall be paid to the publisher by the subdivider at the time of inserting the notice. After the public hearing the Commission may give its approval of the preliminary plat which shall be governed by the following qualifications:

1. The approval of a preliminary plat by the Commission is strictly tentative, involving merely the general acceptability of the layout as submitted.
2. The Commission may introduce such changes or revisions as are deemed necessary to the interests and needs of the community.
3. Tentative approval shall be effective for a maximum period of six (6) months unless, upon application of the subdivider, the Commission grants an extension. If the final plat has not been recorded within this time limit, the preliminary plat must again be submitted to the Commission for approval.
4. Any person feeling himself aggrieved at any action of the Commission upon any proposed plat or replat, may apply in writing to the Commission, prior to its next regular monthly meeting, for modification of the action complained of, and such application shall be considered by the Commission, at such time and in such manner as it may determine.

Section 309. FINAL PLAT

After approval of the preliminary plat by the Commission, and the fulfillment of the requirements of these regulations one tracing of the final plat of the subdivision, drawn with India ink on the best grade of tracing cloth and one reproduction of the tracing on tracing cloth shall be submitted to the Commission; upon the final approval of the plat, the reproduction shall become the property of the Commission. The final plat shall be prepared at the same scale as the preliminary plat and shall show:

1. Name of subdivision.
2. Location by section, township and range, or by other legal description.
3. The name and certification of the registered professional engineer or land surveyor.
4. Scale shown graphically, date and northpoint.
5. Boundary of plat, based on an accurate traverse with angular and lineal dimensions.
6. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all alleys and crosswalks.
7. True courses and distances to the nearest established street lines or official monuments which shall accurately describe the location of the plat.
8. City, township, county or section line accurately tied to the lines of the subdivision by distances and courses.
9. Radii, internal angles, central angles, points of curvative and tangency, lengths of tangents and lengths of all arcs.
10. All easements for right-of-way provided for public services or utilities.

Monuments
at
corners
of
streets

11. All lot and block numbers and lines, with accurate dimensions in feet and hundredths. Blocks in numbered additions to subdivisions bearing the same name may be numbered consecutively through the several additions.
12. Lines of all streets with accurate dimensions in feet and hundredths, showing angles to street, alley and lot lines.
13. Accurate location of all monuments, which shall be concrete 4" x 4" at top, 6" x 6" at bottom and 36" long, with metal marker cast in center.
14. Accurate outlines and legal description of any areas to be dedicated or reserved for public use, with the purposes indicated thereon and in the dedication; and of any area to be served by deed covenant for common uses of all property owners.
15. Building setback lines accurately shown with dimensions.
16. A description of the property platted which shall be the same as that recorded in preceding transfer of the property or that portion of said transfer covered by plat.
17. Restrictive covenants of all types which run with the land.
18. Certificates for approval by the Commission, the Board of Public Works, and, if the subdivision be outside the corporate limits of the City, the Board of County Commissioners.

Section 310. PLAT APPROVAL

In submitting the final plat to the Commission, it shall be accompanied by a notice from the Board of Public Works stating that there has been filed with and approved by that Board, one of the following:

1. A certificate that all improvements and installations to the subdivision required for its approval have been made or installed in accordance with specifications; or
2. A bond which shall, whenever all or any part of the subdivision is located within the City:
 - (a) Run to the Common Council of the City.
 - (b) Be in an amount determined by the Board of Public Works and approved by the Commission to be sufficient in amount to complete the improvements and installations in compliance with this ordinance.
 - (c) Be with surety by a company entered and licensed to do business in the State of Indiana, and
 - (d) Specify the time for the completion of the improvements and installations; or
3. A bond which shall, whenever all of the subdivision is located outside of the City:
 - (a) Run to the Board of County Commissioners.
 - (b) Be in an amount determined by the Board of County Commissioners to be sufficient in amount to complete the improvements and installations in compliance with this ordinance.
 - (c) Be with surety by a company entered and licensed to do business in the State of Indiana, and
 - (d) Specify the time for the completion of the improvements and installations.

After hearing and within a reasonable time after application for approval of the plat, the Commission shall approve or disapprove it. If the Commission approves, it shall affix the Commission's seal upon the plat together with the certifying signatures of its president and secretary. If it disapproves, it shall set forth its reasons in its own records and provide the applicant with a copy.

Section 311. PLAT CERTIFICATES

C E R T I F I C A T E S

1. Under the authority provided by Chapter 174 - Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

Approved by City Plan Commission at a meeting held _____.

President

Secretary

Approved by Board of Public Works at a meeting held _____.

Chairman

Member

Member

2. Each final plat submitted to the Commission for approval shall carry a certificate signed by a Registered Professional Engineer or Land Surveyor in substantially the following form:

"I _____ (name) hereby certify that I am professional Engineer (or a Land Surveyor), licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on _____ (date); that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL _____

(Signature)

3. Each final plat submitted to the Commission for approval shall carry a ded of dedication in substantially the following form:

"We the undersigned _____ (names) _____, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as _____ (name) _____ an addition to the City of Bloomington. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

There are strips of ground _____ (number) _____ feet in width as shown on this plat and marked "Easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Commission; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habital floor area.)

The foregoing covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 19 __, (a twenty-five year period is suggested), at which time said covenants, (or restrictions), shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, it is agreed to change such covenants, or restrictions, in whole or in part.

Invalidation of any one of the foregoing covenants, or restrictions, by judgment or court order shall in no wise affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns."

Witness our Hands and Seals this _____ day of _____ 19 ____.

State of Indiana SS
County of Monroe

Before me, the undersigned Notary Public, in and for the County and State, personally appeared _____ (name) _____, _____ (name) _____, and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this _____ day of _____ 19 ____.

Notary Public

Section 312. ADOPTION

This ordinance shall be in force and effect from and after its passage and approval by the mayor.

Passed by the Common Council of the City of Bloomington, Indiana, on the _____ day of _____, 19 ____.

Mayor
Presiding Officer of the Common
Council of the City of Bloomington,
Indiana.

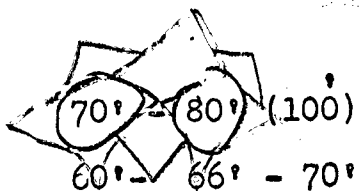
Attest:

_____. Clerk-Treasurer
Clerk of the Common Council
of the City of Bloomington,
Indiana.

SUBDIVISION CONTROL _ ORDINANCE NO. 10,1950

CHECK LIST FOR _____ ADDITION

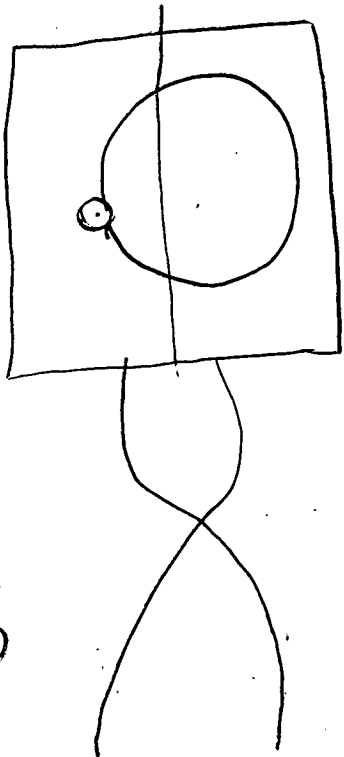
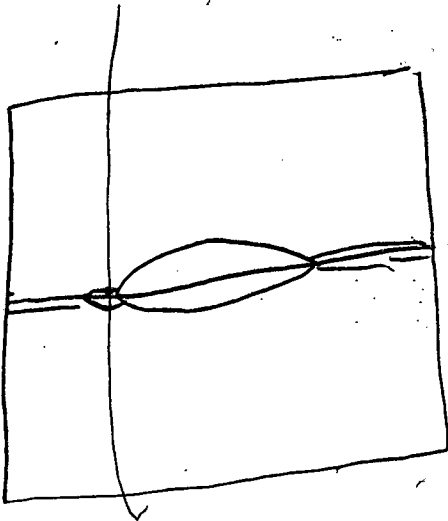
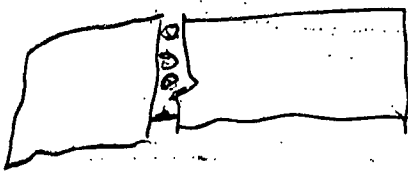
<u>SECTION</u>	<u>ITEM</u>	<u>ORDINANCE REQUIRES</u>	<u>SUBDIVIDER PROPOSES</u>
302	Definitions		
303 1	Unsuitable for residential use		
303 2	Thoroughfare Plan		
303 3	Street and Alley location and arrangement		
303 4 a	Major streets		
303 4 b	Other Streets		
303 4 c	Dead end streets		
303 4 d	Alleys		
303 5 a	Major street grades		
303 5 b	Other street grades		
303 5 c	Gutter grades		
303 6 a	Major street sight distance		
303 6 b	Other street sight distance		
303 7 a	Major street curve length		
303 7 b	Other street curve length		
303 8 b	Major street tangent length		
303 8 b	Other street tangent length		
303 9 a	Street Corner radius		
303 9 b	Alley corner radius		
303 9 c	Major street intersection angle		
303 10 a	Block width		
303 10 b	Block length		
303 10 c	Dead end street length		
303 10 d	Cross walk for blocks over 1,000'		
303 11 a	Lot width		
303 11 a	Lot area		
303 11 b	Ratio depth to width		
303 11 c	Front line set back		
303 11 c	Side line set back for cor. lots		
303 11 d	Lot line angles to street lines shall be		
303 11 e	Every lot shall abut street		



SUBDIVISION CONTROL- ORDINANCE NO, 10, 1950

CHECK LIST FOR _____ ADDITION

<u>SECTION</u>	<u>ITEM</u>	<u>ORDINANCE REQUIRES</u>	<u>SUBDIVIDER PROPOSES</u>
303 11 f	Through lots	Not permitted	
303 11 g	Butt lot	Prohibited for res.	
303 11 h	Utility easement	6' x 2 - 12' min.	
303 11 i	Sewer Easement	Where needed	
303 12	Public space		
303 13	Lot marker at street corners		
303 13	Other lot markers		
304 1	Street improvement	6" 40% of Width or 18'	
304 2 a	Sanitary sewers		
304 2 b	Septic tanks		
304 3 a	City water supply		
304 3 b	Other water supply		
304 4	Storm drainage	Where needed	
304 5	Street signs		
304 6	Street trees		
305	Variance and modification		
306	Application for approval		
307	Preliminary plat		
308	Approval of Preliminary Plat		
309	Final Plat		
310	Approval of Final Plat		
311	Plat Certificate		



2-8050

100,000
20,000
5,000
15,000
100,000
1,500,000

SUBDIVISION CONTROL= ORDINANCE NO, 10, 1950

CHECK LIST FOR _____ ADDITION

<u>SECTION</u>	<u>ITEM</u>	<u>ORDINANCE REQUIRES</u>	<u>SUBDIVISION PROPOSES</u>
303 11 f	Through lots	Not permitted	
303 11 g	Butt lot	Prohibited for res.	
303 11 h	Utility easement	6' x 2 - 12' min.	
303 11 i	Sewer Easement	Where needed	
303 12	Public space		
303 13	Lot marker at street corners		
303 13	Other lot markers		
304 1	Street improvement	6" 40% of Width or 18'	
304 2 a	Sanitary sewers		
304 2 b	Septic tanks		
304 3 a	City water supply		
304 3 b	Other water supply		
304 4	Storm drainage	Where needed	
304 5	Street signs		
304 6	Street trees		
305	Variance and modification		
306	Application for approval		
307	Preliminary plat		
308	Approval of Preliminary Plat		
309	Final Plat		
310	Approval of Final Plat		
311	Plat Certificate		

10

INDIANA

Return to

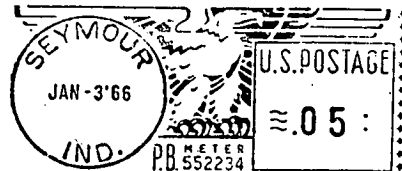
RETURN IN FIVE DAYS TO

Indiana State Highway Commission
Box 327
47274

100 SENATE AVE.

INDIANAPOLIS, INDIANA 46209

Return to
P. O. Box 327
Seymour, Indiana 47274



Mr. John Stapleton
Court House
Bloomington, Indiana

Seymour District Office
P. O. Box 327
Seymour, Indiana
December 31st, 1965

~~City of Bloomington~~
~~City Building~~
~~Bloomington, Indiana~~

File: Road Cut Permit #50491
SR 346 Section A
Charles R. Stevens

Attn: Fred Rainey

Dear Mr. Rainey:

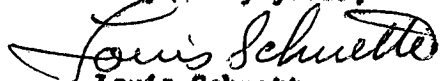
In reference to your letter of December 21st, 1965, I wish to report that I have discussed this with Mr. Bill Hughes and Mr. Ray Wampler.

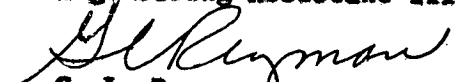
Since a representative of the Indiana State Highway informed the contractor the mixture of stone and dirt would be acceptable to the State Highway, this office concurs in this acceptance.


I wish to point out that the same print has a special note that states. "All construction shall be in accordance with the specifications and supervisions of the City of Bloomington". Therefore, if your department is not satisfied with the backfill I would think it lays within your jurisdiction to have it removed and replaced to your satisfaction.

If we can be of help to you in the future please call on us.

Very truly yours,


Louis Schuette
Engineering Assistant III


G. L. Reymann
District Traffic Engineer


J. H. Rice
District Engineer

LS:ja

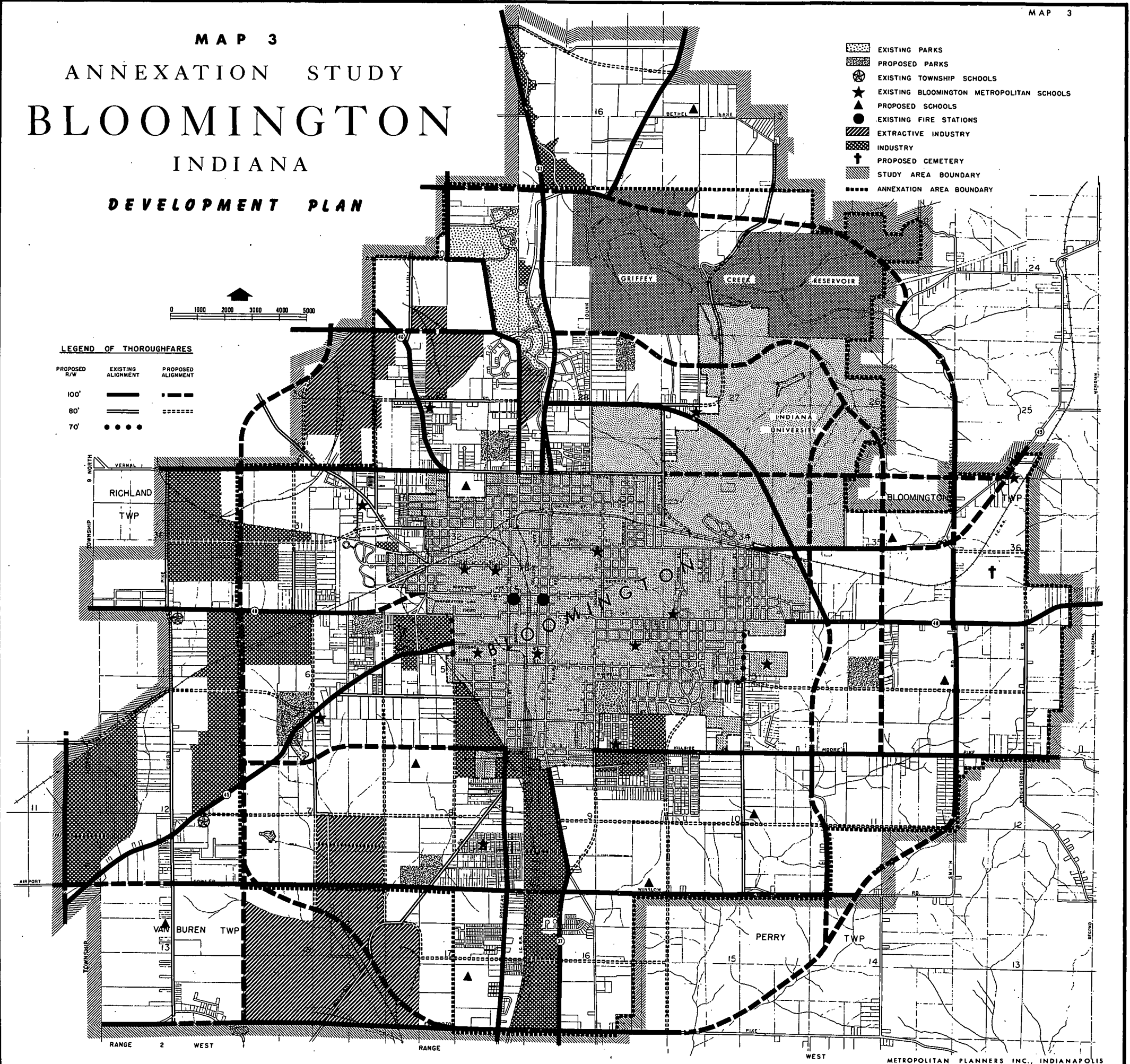
cc: Mr. Ray Wampler
Ralph Rogers Co.
Mr. John Stapleton ✓

MAP 3 ANNEXATION STUDY BLOOMINGTON INDIANA DEVELOPMENT PLAN

- EXISTING PARKS
- PROPOSED PARKS
- EXISTING TOWNSHIP SCHOOLS
- EXISTING BLOOMINGTON METROPOLITAN SCHOOLS
- PROPOSED SCHOOLS
- EXISTING FIRE STATIONS
- EXTRACTIVE INDUSTRY
- INDUSTRY
- PROPOSED CEMETERY
- STUDY AREA BOUNDARY
- ANNEXATION AREA BOUNDARY

LEGEND OF THOROUGHFARES

PROPOSED R/W	EXISTING ALIGNMENT	PROPOSED ALIGNMENT
100'	—	—
80'	—	—
70'	—	—



ships provide fire, police and health services to residents of the fringe, the level of these services cannot be termed adequate for an urban-type of development in any sense of the word. Fire protection, for example, is furnished by the city on a contract basis to the adjacent unincorporated areas; however, these areas remain rated by the Indiana Rating Bureau (the official Indiana organ of the National Board of Fire Underwriters) as unprotected. From the city's standpoint, the situation is equally as bad. Fire, as well as crime and disease, is not a respecter of artificial city boundaries, and may well start in the area outside of the city and spread inside. Police protection is furnished by the Sheriff and six deputies of the Monroe County Sheriff's Office, which in addition to providing general criminal and traffic law enforcement, also is charged with operating the county jail and numerous circuit court administrative duties. Thus it is seen that, due to limited manpower, law enforcement is spread rather thinly over the 412 square miles of Monroe County. Probably the most serious and most immediate factor affecting the best interests of the city and the Annexation Area, is the absence of a complete sanitary sewer system in the fringe area. It has been pointed out in several places in this study that the soil and sub-soil conditions in the Bloomington area are such that septic systems will not operate properly and that raw sewage frequently flows to the ground surface, creating a serious health hazard to the entire community.

From the foregoing discussion it is plainly seen that annexation would, in fact, be advantageous to all parties concerned: to the city because room is needed for expansion, rapid development is taking place at its edges over which it has no control and because health and safety hazards exist where they could easily affect the entire community; to the residents of the fringe area because it is to their overall advantage that the community expand, that zoning and subdivision controls be established so that property values are stabilized, provision is made for needed thoroughfares, school and park sites, and because it would make available adequate fire, police, and sanitary facilities not to mention other less dramatic but necessary public facilities.

B. "The area is urban in character, being an economic and social part of the annexing city."

The character of the Annexation Area, as can be seen in MAP 1, EXISTING USE OF LAND, and from TABLES 3 and 4 which give pertinent data, varies from highly urbanized in the area close to the city to less well developed territory at the outer edge of the Area with varying degrees of urbanization between the two extremes. From a study of the land use characteristics of the Annexation Area, taking into consideration the amount of land devoted to non-farm residential, commercial and industrial uses, the incidence of such non-farm uses throughout the Area, and the number of uses in each of those categories, the predominant character of the area would have to be termed urban, as opposed to rural. The population density, which is useful in determining the relative urbanization of an area, shows that the Annexation Area as a whole has a density of 522 persons per square mile as opposed to a density of 122 persons per square mile in all of Monroe County including the City of Bloomington. The number of non-farm residences in the Annexation Area is 2,060 or almost 24 times the number of farm residences found in the same area, and business and industrial establishments number 74 and 40 respectively.

MAP 1 ANNEXATION STUDY BLOOMINGTON INDIANA

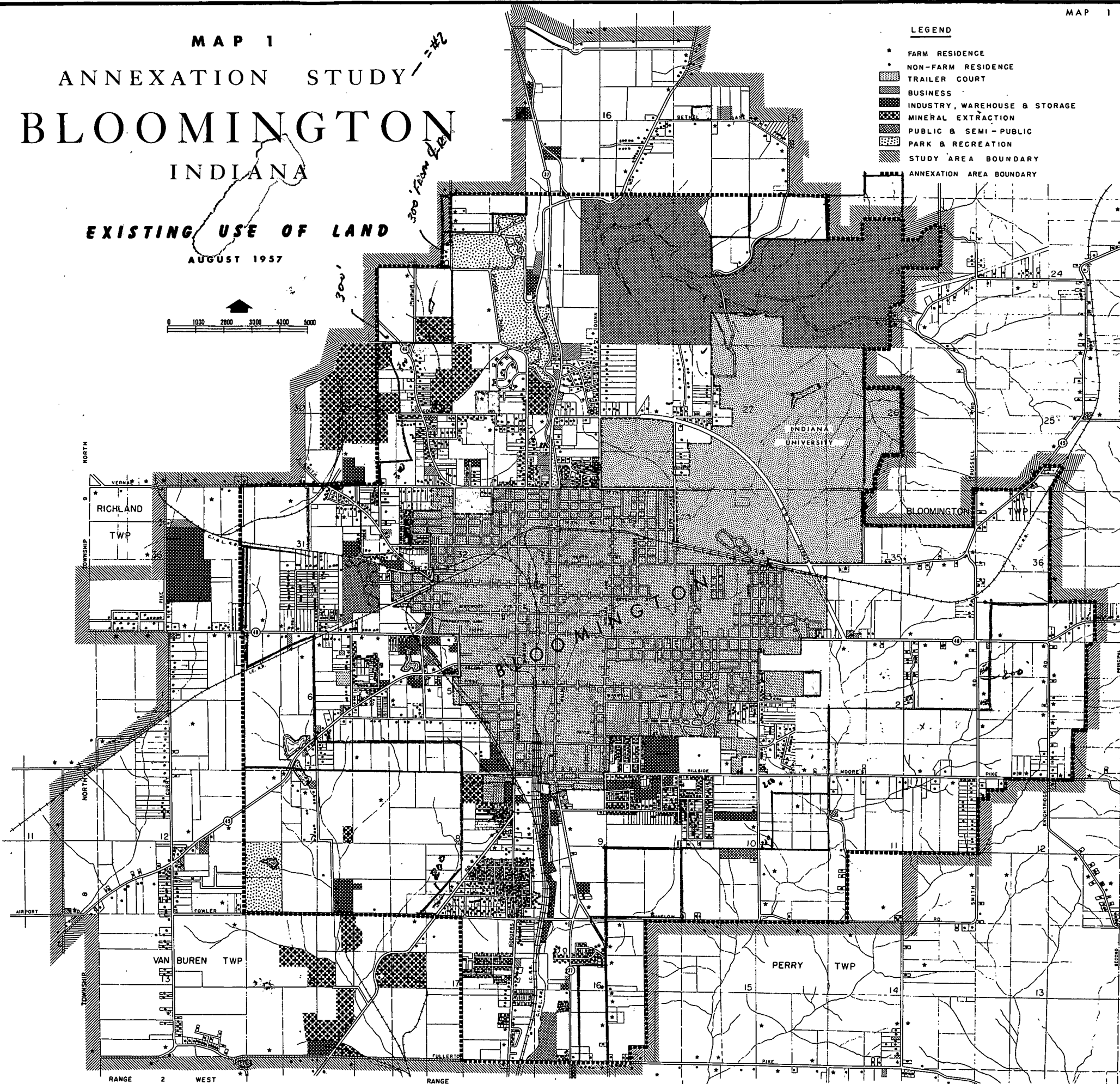
EXISTING USE OF LAND

AUGUST 1957



LEGEND

- * FARM RESIDENCE
- NON-FARM RESIDENCE
- ▨ TRAILER COURT
- ▨ BUSINESS
- ▨ INDUSTRY, WAREHOUSE & STORAGE
- ▨ MINERAL EXTRACTION
- ▨ PUBLIC & SEMI-PUBLIC
- ▨ PARK & RECREATION
- ▨ STUDY AREA BOUNDARY
- ▨ ANNEXATION AREA BOUNDARY



PART III

EXISTING CONDITIONS IN THE ANNEXATION AREA

Definition of Area

Preliminary to proceeding to the detailed aspects of the study, it was necessary to make a determination of the territory which would be considered likely for annexation to the City of Bloomington in the foreseeable future. This determination was made on the basis of the extent of urban-type development which has occurred adjacent to the city and the observable present trends indicating early future development of that type.

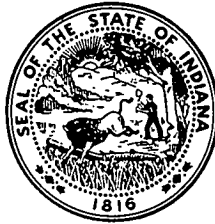
Beginning with a tentative suggestion of the City Board of Public Works and Safety, a detailed existing land use survey was conducted during the month of August, 1957, which determined how each parcel of land in that suggested area was being used. From the survey a definite area was established as being urbanized or subject to early urbanization, which would receive intensive study. This area continuously adjoins the present boundary of the city and extends from two to three miles from that boundary in all directions and is identified on MAP 1 as the "Study Area." For study purposes that Area was divided into four neighborhoods, the boundaries between them being drawn so that each would contain like characteristics. Thus comparisons could be made between the neighborhoods showing the rate and direction of urban growth and making possible intelligent predictions as to the future development of the Area.

Following a detailed analysis of the Study Area, which included a study of the development over a nine-year period, portions of it were eliminated as being unsuitable for annexation at the present time due to one or more of the following factors:

- (1) historical development trends indicate that such area is not subject to rapid or additional urbanization at an early date;
- (2) the character of development and the distance of such area from the central city does not warrant or justify the extension of municipal services or planning of such extensions at this time;
- (3) the area is not needed for urban expansion at this time.
- (4) a portion of such area lies outside of the Bloomington Metropolitan School District and its annexation at this time would create confusion in the other school systems.
- (5) the annexation of such area at this time is not in the best interests of the city.

Consequently, the Study Area so reduced is considered as being subject to annexation in the immediate future and is hereinafter referred to as the "Annexation Area." The boundary of the Annexation Area is shown on the maps accompanying this report and the data which follows applies to the Annexation Area as a whole.

STATE OF INDIANA



Address Reply to:

Indiana State Board of Health
1330 West Michigan Street
Indianapolis, Indiana

State Board of Health
August 15, 1958

Dryon Real Estate
106 North Grant Street
Bloomington, Indiana

Gentlemen:

Re: Approval of Sanitary Sewer for
Longwood Addition, 1st Section,
Bloomington, Monroe County, Indiana

You are hereby notified that the State Health Commissioner of the State of Indiana has this 15th day of August, 1958, approved the plans for a sanitary sewer to serve Longwood Addition, 1st Section, Bloomington.

This project will include the construction of approximately 535 feet of 8-inch sanitary sewer. This sewer will serve 11 houses and discharge into an existing 8-inch sanitary sewer located in Longwood Drive approximately 100 feet north of Mark Street.

This approval is given with the following conditions:

1. That the City of Bloomington agrees to the connection and will provide maintenance for the proposed sewer after construction.
2. That the standard sanitary sewer specifications and standard manhole design of the City of Bloomington apply to this project.

These plans were prepared by John T. Stapleton, Professional Engineer, Bloomington, and submitted on August 6, 1958.

This approval is void if construction is not begun before September 1, 1959.

Sincerely,

A. C. OFFUTT, M. D.
STATE HEALTH COMMISSIONER
INDIANA STATE BOARD OF HEALTH

Approval #5395

cc: John T. Stapleton, P.E.
Bloomington Board of Public Works
Bloomington City Engineer
Federal Housing Administration

Public Health is "The art and science of preventing disease, prolonging life and promoting physical and mental efficiency
Veteran's Administration community effort."—C.E.A. Winslow.

CITY OF BLOOMINGTON INDIANA

THE PLAN COMMISSION

July 17, 1958

Mr. John T. Stapleton
Monroe County Surveyor
Monroe County Court House
Bloomington, Indiana.

Dear John:

Confirming our telephone conversation of this date relative to the action of The City Plan Commission at the meeting of July 10, 1958. The Commission did go on record that henceforth all subdividers shall present their preliminary plats in accordance with the requirements of the Bloomington Subdivision Control Ordinance No. 10, 1950, and containing all of the required information. This applies to both plats for official approval and those seeking the extension of city utilities.

Inclosed are three copies of the Bloomington Subdivision Control Ordinance No. 10, 1950. Your attention is invited to Section 307, Sub-section 3 b, paragraph 7, for the contour interval requirement.

With best regards.

Yours truly,

Marvard A. Clark

Marvard A. Clark

Secretary

BOARD OF PUBLIC WORKS AND SAFETY RULES OF PROCEDURE

FOR

THE CONSTRUCTION OF SANITARY SEWERS AND WATER MAINS

1. Authorisation by the Board of Public Works and Safety to extend the city sewer system or the city water mains.
2. Plans and specifications prepared by a Registered Engineer.
3. Approval of plans and specifications by the State Board of Health.
4. Approval of plans and specifications by the Board of Public Works and Safety.
5. Contractors bond and insurance deposited as required by Ordinance.
6. File "as built" plans with City Engineer showing location of all openings for house connections.
7. Items 1, 2, 3, 4 and 5 must be completed prior to the start of any construction.

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5 APR 1900

$$\begin{array}{r} 1000 \\ 225 \\ \hline 8) 1575 \end{array} \quad (106$$
$$\begin{array}{r} 8 \\ 77 \\ 72 \\ \hline 55 \end{array}$$

$$\begin{array}{r} 225 \\ 1400 \\ \hline 1625 \end{array}$$

$$\begin{array}{r} 1800 \\ 1625 \\ \hline \end{array}$$

amita & vblre
& tepletan

5 L

5 f

6

8

L. BROWN TEXTS

From P. G. = 30' to Four's Creek.

✓ DUTTON @ HGW. Row: I-74'

$$B \cdot T \cdot E = 100$$

250104Z MAY 06 - 2117

5 LOTS INCLUDING #1

$$\begin{array}{r} 1330 \\ 175 \\ \hline 1505 \\ 163 \\ \hline 1668 \end{array}$$

5091
16680
18285

$$1668 + 140 = 1808$$

5-209 SD 144

EAST - 2680'

Post

1564

14025
21 11

*Dr. J. W. Ed.
@ 2250.*

STONE POST

HGW = 60 R/W

{ 1220,

OK FROM PT. B - ALONG HGW - S 70° E = 1330 TO C"
 " OK " C " " - S 65° E = 175' TO D
 " OK " D " " - S 51° E = 163' TO E
 " OK " E " " - S 41° - 15' E = 160.5' TO F
 " " F " " - S 30° - 40' E = 150' TO G
 " " G " " - NORTH ^{10'} 60° E TO H
 " OK " H " " - S 26° - 30' E 449' TO I

SEE DEED FROM
 Hubert to Lusher
 (18 AC)

22
 1330
 175'
 163
 160
 150

 1978

CL DUTTON ROAD

THOMSON
RECT.

867

SECTION LINE

X

2150

12
3
216

2150

2150

ON DUTTON RD So, FROM Pt. X: S-12° 20' E - 135' to NGW. ROAD.

NORTH FROM Pt. X Along E of DUTTON RD

N- 9° E - 100 FT.

N 34° E - 222 FT @ So. END Iron Bridge

N 14° E - 100 FT.

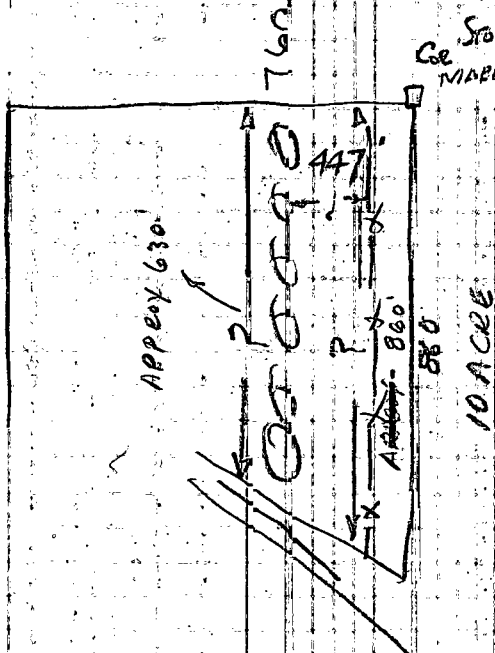
N 26° 30' E - 193 FT. (150)

N 6° 30' E — 500 FT.

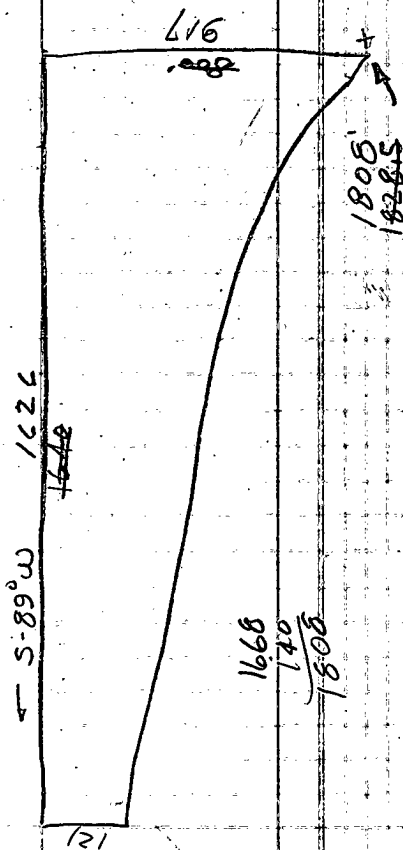
N - 25° E ~~197~~ 216' to NORTH LINE

100
60
7

ALONG ROAD TO 231 TO LEWY BAY



LEFAX FILING INDEX





CITY OF BLOOMINGTON

Subdivision Control Ordinance No. 10 1950

**Passed and Effective
November 21, 1950**



CITY OF BLOOMINGTON

Subdivision Control Ordinance No. 10 1950

**Passed and Effective
November 21, 1950**

Board of Plan Commissioners

Frank E. Horack - President to serve until 1-1-52
Ralph E. Esarey - vice-president to serve until 1-1-55
Gerry H. Kisters to serve until 1-1-55
F. E. Warner to serve until 1-1-52
Ralph Gregory to serve until 1-1-54

The above men are the appointed members and will serve with the following members to make up the complete Board of Planning Commissioners:

J. B. Black, Jr. elected by the Council
Ross J. Buck City Engineer
James W. Goodman Board of Park Commissioners
Thos. L. Lemon Mayor
Kenneth L. Schellie, Consultant

City Council Members

P. S. Sikes
J. B. Black, Jr.
Agnes Woolery
Alva Parks
Charles Dunn
William Shank
David Chitwood

Mayor - Thos. L. Lemon
City Engineer - Ross J. Buck
City Attorney - James R. Register
Clerk-Treasurer - Carl O. Stewart

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Foreword

After two years of planning and exhaustive study, the City Planning Commission has produced an excellent framework to guide the City of Bloomington in its future growth and development.

Men from all phases of our community life have given their time and thoughts to the development of this Ordinance which will take care of our needs as a growing city and will look forward to the future in providing an orderly expansion.

This is a "Plan" for a greater Bloomington. From this plan there can be intelligent progress and expansion. We can sidestep the mistakes that have been made through the years. We can provide for adequate streets. We can insure proper and adequate sewage disposal, water supply, fire protection, police protection, and health conditions. We can plan better traffic and parking solutions in our business and residential and industrial growth. It will protect and safeguard the home owner, the businessman, and the manufacturer.

The working planners of our City deserve the thanks and gratitude of all of us for a job well done.

Thomas L. Lemon,
Mayor

ORDINANCE NO. 10, 1950

AN ORDINANCE PROVIDING FOR THE CONTROL OF THE SUBDIVISION OF LAND AND THE APPROVAL OF PLATS AND REPLATS OF LAND, WITHIN THE JURISDICTION OF THE BLOOMINGTON CITY PLAN COMMISSION, AS A PART OF THE MASTER PLAN FOR THE CITY OF BLOOMINGTON, INDIANA.

NOW BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, INDIANA, UNDER AUTHORITY OF CHAPTER 174, ACTS OF 1947, GENERAL ASSEMBLY OF THE STATE OF INDIANA.

TITLE I — ESTABLISHMENT OF CONTROL

SECTION 301. No plat or replat of a subdivision of land located within the territorial jurisdiction of the Bloomington City Plan Commission shall be recorded until it shall have been approved by the Bloomington City Plan Commission, and such approval shall have been entered in writing on the plat by the President and Secretary of the Commission.

TITLE II — DEFINITIONS

SECTION 302. for the purpose of this ordinance certain terms or words used herein shall be interpreted or defined as follows:

Words used in the present tense include the future tense. The term "shall" is always mandatory.

ALLEY:

A permanent service way providing a secondary means of access to abutting lands.

BUILDING SET BACK LINES:

The line nearest the front and across a lot establishing the front line of buildings and structures.

BUTT LOT:

A lot laid out to front on a street intersecting the streets on which the majority of the lots within the block front.

CITY:

The City of Bloomington, Indiana.

COMMISSION:

The Bloomington City Plan Commission.

CUL DE SAC (Court or Dead End Street):

A short street having one end open to traffic and being permanently terminated by a vehicle turnaround.

EASEMENT:

A grant by the property owner of the use of a strip of land by the public, a corporation, or persons, for specified purposes.

LOT:

A portion of a subdivision, or other parcel of land intended as a unit for transfer of ownership or for development.

MASTER PLAN:

The complete plan, or any of its parts, for the development of the City of Bloomington, prepared by the Commission and legally adopted.

PLAT:

A map or chart indicating the subdivision or re-subdivision of land, intended to be filed for record.

STREET:

A right-of-way, dedicated to the public use, which affords the principal means of access to abutting property.

SUBDIVISION:

A division of a lot, tract or parcel of land into two or more lots or other divisions of land for the purpose, immediate or future, of transfer of ownership, or development, including all changes in street or lot lines. Divisions of land for agricultural purposes in parcels of ten (10) or more acres, not involving any new street or easement of access, shall not be interpreted as a subdivision.

TERRITORIAL JURISDICTION:

The City of Bloomington, Indiana, and such contiguous unincorporated area as shown on a map on file with the County Recorder, Monroe County, Indiana, as does now or hereafter may have legal effect.

THOROUGHFARE PLAN:

The part of the master plan which sets forth the location, alignment and dimensions of existing and proposed public streets.

TITLE III — REQUIREMENTS AND PRINCIPLES

In considering the approval of a plat, the Commission shall observe and enforce the following requirements:

Section 303 DESIGN

1. No land shall be subdivided for residential use if such land is considered by the Commission to be unsuitable for such use by reason of flooding or improper drainage, objectionable earth and rock formations, topography or any other feature harmful to the health and safety of possible residents and the community as a whole.

2. All proposed subdivisions shall conform to the Thoroughfare Plan, as set out in Ordinance No. 7, 1950. Whenever a tract to be subdivided embraces any part of a major street, boulevard, or parkway so designated on the Thoroughfare Plan, such part of such proposed public way should be platted by the subdivider in the locations and of the width indicated on the Thoroughfare Plan. Due consideration shall also be given by the subdivider and owners of adjoining property for the provision of school sites, park sites, right-of-way for public utility lines, sites for business centers, industrial locations, and other features as indicated on the Master Plan.

3. Street and Alley Location and Arrangement.

(a) The street and alley layout shall conform to the neighborhood plan adopted by the Commission for the development of the neighborhood in which the proposed subdivision is located.

(b) Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient.

(c) Certain proposed streets shall be extended to the boundary line of the tract to be subdivided so as to provide for normal circulation of traffic within the vicinity.

(d) Whenever there exists a dedicated or platted half-street or alley adjacent to the tract to be subdivided, approved by the Commission, the other half shall be platted. Other half-streets along the boundary of the land proposed for subdivision will be permitted only if the owner of the adjoining undeveloped land simultaneously dedicates the other half of such street.

(e) Alleys shall be provided in all parts of the proposed subdivision which are designated as Commercial or Industrial Districts by Section 111, Ordinance No. 6, 1950. Except where justified by extreme conditions, alleys will not be approved in those parts of the proposed subdivision located in Residential Districts.

4. Minimum Street and Alley Widths.

(a) Major streets shall have widths not less than indicated on the Thoroughfare Plan, Ordinance No. 7, 1950.

(b) Other streets, sixty (60) feet.

(c) Dead-end streets, forty (40) feet. All dead-end streets shall terminate in a circular right-of-way within a minimum diameter of eighty (80) feet, unless the Commission approves as equally safe and convenient form of space instead of the required turning circle.

(d) Alleys, twenty (20) feet.

5. Maximum Grades.

(a) Major streets, not greater than six (6) per cent.

(b) Other streets and alleys not greater than eight (8) per cent.

(c) The minimum grade of any street gutter shall not be less than one-half ($\frac{1}{2}$) per cent.

6. Vertical Curves.

(e) Major streets, minimum sight distance of six hundred (600) feet, measured between points five (5) feet above center line of roadway.

(b) Other streets, minimum sight distance of three hundred (300) feet, measured between points five (5) feet above center line of roadway.

7. Minimum Radii of Curvature on the Center Line.

Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve shall be introduced, for:

(a) Major streets, of eight hundred (800) feet;

(b) Other streets, of two hundred (200) feet.

8. Tangents.

Between reversed curves there shall be not less than a minimum tangent for:

(a) Major streets, of two hundred (200) feet.

(b) Other streets, of one hundred (100) feet.

9. Intersections.

- (a) At street intersections, property line corners shall be rounded an arc at least fifteen (15) feet in radius.
- (b) At alley intersections, property line corners shall be rounded by an arc at least fifteen (15) feet in radius.
- (c) All streets intersecting a major street shall do so at right angles or as nearly so as possible. Where the intersection angle is less than sixty (60) degrees, the foregoing radii shall be increased not less than forty (40) per cent and the commission will require a grading plan showing existing and proposed contours, based on the city datum, at one (1) foot intervals.

10. Blocks.

- (a) The width of blocks shall be sufficient to allow two tiers of lots as described in Section 303. 11 (a)
- (b) Blocks shall not exceed fourteen hundred (1400) feet in length.
- ✓ (c) The length of dead-end streets shall not exceed six hundred (600) feet.
- (d) A cross-walk or pedestrian-way, not less than ten (10) feet in width, shall be provided near the center, and entirely across any block that is more than one thousand (1000) feet long.

11. Lots.

- (a) In any Residence District described by Ordinance No. 6, 1950, the minimum width and area for lots shall conform to the requirements of Section 113 and 114 of said Ordinance, but in no case shall the width be less than fifty (50) feet at the front line and at the setback line, and the area contain less than six thousand (6000) square feet.

Where property is located in a Commercial or Industrial District, described by Ordinance No. 6, 1950, the minimum permissible lot size and frontage shall be at the discretion of the Commission which shall give due consideration to the requirements of Sections 116, 117, 118, 119, and 120 of said Ordinance.

- (b) The depth-to-width ratio of the usable area of a lot shall be a maximum of 4.0 to 1.
- (c) Building set-back lines shall not be less than thirty (30) feet in all residence districts and shall be established in all commercial and industrial districts in accordance with Sections 116, 117, 118, 119, and 120 of Ordinance No. 6, 1950. All corner lots in residence districts described in said Ordinance shall have extra

width as will permit the establishment of side yard building lines of twenty-five (25) feet on the side street side.

- (d) Side lines of lots shall be at right angles or radial to street lines.
- (e) Every lot shall abut on a street.
- (f) Through lots having frontage on two (2) parallel or approximately parallel streets shall not be permitted.
- (g) Butt lots will be prohibited in blocks exclusively residential.
- (h) Except where alleys are provided for the purpose, each lot shall have an easement for utility lines along the rear lot line and along the side lot line where necessary.
No easement shall be less than six (6) feet wide on each lot making an overall easement width of twelve (12) feet.
Additional easement width shall be established when sanitary sewer depths exceed five (5) feet.
- (i) When the terrain so requires, easement for sanitary sewers along lot lines other than the rear lot lines, shall be provided.

12. Public Spaces.

Whenever park, recreation area, school sites or other open space shown on the Master Plan is located in whole or in part in the proposed subdivision, the Commission may require the dedication or reservation of those spaces when the future population of the City requires the establishment of such recreational and educational facilities.

13. Monuments and Markers.

Monuments shall be of concrete with dimensions of 4" x 4" at top, 6" x 6" at bottom and 36" long, with a copper dowl $\frac{3}{8}$ " in diameter, at least $2\frac{1}{2}$ " in length imbedded so that the top of the dowl shall be flush with the surface and at the center of the monument.

Monuments shall be set so that the top is level with the established grade adjoining it and placed so that the marked point on the metal center shall coincide exactly with the intersection of street property lines, the intersection of all angles in the boundary line, at the beginning and ending of all curves along streets and alleys, and where such curves intersect lot lines.

Lot corners not marked by concrete monuments as required above, shall be marked by galvanized or wrought iron pipe, or iron or steel bars at least 3 feet in length and not less than one (1) inch in diameter, the top of the pipe or bar to be set level with the established grade of the ground adjoining it.

Section 304. REQUIRED IMPROVEMENTS

1. Streets and alleys shall be completed to grades shown on plans and profiles prepared by the subdivider and approved by the Board of Public Works.

The streets shall be surfaced and improved in the manner determined by the Board of Public Works, but in no case shall the surfacing consist of less than six (6) inches of well compacted crushed stone or road gravel of a type approved by the Board of Public Works, and such surfacing shall have a minimum width equal to forty (40) per cent of the dedicated street width, but in no case shall the width of the surface be less than eighteen (18) feet.

2. Sewers.

A. In Area "A", shown on the accompanying map entitled: "Sewer and Water improvement Areas," which is a part of this ordinance, the subdivider shall provide the subdivision with a complete public sewer system, which shall connect with a sanitary sewer outlet. The plans for the public sewer system shall be approved by the Board of Public Works and the State Board of Health.

B. In Area "B", shown on the accompanying map, the subdivider shall provide the subdivision with a complete public sewer system or for the disposal of sanitary sewage by means of septic tanks with absorption systems or seepage pits, all constructed according to the minimum requirements of the State Board of Health. The subdivider shall present with his application the results of soil absorption tests, made by a professional engineer and one such test shall be made on each acre of land included in the subdivision, which shall show the rate of percolation of water into the soil in each of the test holes. When the test holes indicate that water will fall one inch in sixty (60) minutes or less, an absorption system shall be required and unobstructed and otherwise unused area shall be reserved on each lot in the subdivision for the absorption system in accordance with the following schedule:

Time Required For Water to Fall One Inch, In Minutes.	Lot Area Required, in Square Feet, For Absorption Systems
2 to 10	660
10 to 15	808
15 to 30	1217
30 to 60	1694

The position of the absorption system for each lot shall conform with the following minimum separation standards:

- (a) 5 feet from property line
- (b) 10 feet from large trees
- (c) 20 feet from a dwelling
- (d) 25 feet from any stream
- (e) 50 feet from any water supply.

When the results of the soil absorption tests show that the time required for water to fall one inch is more than sixty (60) minutes, seepage pits (dry wells) shall be required and the position of the seepage pits on each lot shall conform to the following minimum separation standards:

- (a) 10 feet from any property line
- (b) 20 feet from any dwelling
- (c) 100 feet from any water supply

In this subsection B and subsection B of the next paragraph 3., Water, the phrase "the subdivider shall provide" shall be interpreted to mean that the subdivider shall install the facility referred to, or that the subdivider shall require, as a condition of the sale of each lot or parcel in the subdivision, that the facilities referred to in these subsections shall be installed by the developer of the lot in accordance with these regulations.

3. Water.

A. In Area "C" shown on the accompanying map, the subdivider shall provide the subdivision with a complete water main supply system which shall be connected with and become a part of the city, or community water supply system.

B. In Area "D" shown on the accompanying map, the subdivider shall provide the subdivision with a complete water main supply system or a private water supply for each lot to be installed in accordance with the minimum requirements of the State Board of Health, and such supply shall be located on the lot in conformance with the following minimum separation standards:

- (a) 10 feet from water tight cast iron sewers and drains.
- (b) 15 feet from property lines,
- (c) 50 feet from septic tanks,
- (d) 50 feet from vitrified clay or concrete sewers,
- (e) 100 feet from seepage pits (dry wells)
- (f) 150 feet from cesspools.

4. Storm Drainage.

The subdivider shall provide the subdivision with an adequate storm water sewer system whenever the evidence available to the Board of Public Works indicates the natural surface drainage is inadequate. When the surface drainage is adequate, easements for such surface drainage shall be provided.

5. Streets Signs.

The subdivider shall provide the subdivision with standard City street signs at the intersection of all streets.

6. Street Trees.

The subdivider shall provide the subdivision with street trees selected from a list of trees recommended by the City Superintendent of parks at intervals of forty (40) to sixty (60) feet between street intersections and both sides of each street. The position of the trees in the street shall be determined by the Board of Public Works.

Section 305. VARIANCE AND MODIFICATION

1. where the subdivider can show that a provision of paragraphs 5, 6, 7, 8 or 9 of Section 303 or paragraphs 5 or 6 of Section 304 of these Regulations would cause unnecessary hardship if strictly adhered to and where, in the opinion of the Commission, because of topographical or other conditions peculiar to the site, a departure may be made without destroying the intent of such provision, the Commission may authorize a variance. Any variance thus authorized is required to be entered in the minutes of the Commission and the reasoning on which the departure was justified set forth.
2. The foregoing requirements and principles of land subdivision may be modified by the Commission in the case of a subdivision proposed as a neighborhood development unit under the provisions of Section 110, Ordinance No. 6, 1950.

TITLE IV. PROCEDURE.

Section 306. APPLICATION

1. Whenever any subdivision of land is proposed to be made the subdivider or his agent shall submit a written application for a certificate of approval and two copies of a preliminary plat of said subdivision with the Commission, at least ten (10) days before the meeting at which the Commission is expected to consider said application and plat.

2. The application shall specify the intent of the subdivider with respect to the land use, drainage, sewage disposal, water supply and street improvements proposed for the subdivision; if any deed restrictions are to be placed upon the property to be subdivided and the expected date of its development.
3. At the time of filing an application for approval of a plat, the application shall be accompanied by a certified check or money order of ten (10) dollars plus one (1) dollar for each lot in the proposed subdivision payable to the city clerk treasurer in the amount to cover the cost of checking and verifying the proposed plat. Upon the acceptance of the application by the Commission, the Secretary shall surrender the check or money order to the City Clerk-Treasurer for deposit in the General Fund of the City of Bloomington.

Section 307. PRELIMINARY PLAT

The preliminary plat shall be prepared in accordance with TITLE III and shall be presented as follows:

1. The plat shall be drawn at a scale of one hundred (100) feet to one (1) inch on a sheet or sheets twenty (20) by twenty-four (24) in size except that when the drawing at that scale requires more than two sheets, the plat may be drawn at a scale of two hundred (200) feet to one (1) inch.
2. The plat shall include a vicinity key map at an appropriate scale showing the layout of the proposed subdivision and all existing subdivisions, street and tract lines of acreage parcels of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfare. It shall also show how streets and alleys in the proposed subdivision may connect with existing and proposed streets and alleys in the neighborhood subdivisions or undeveloped property to produce the most advantageous development of the entire neighboring area.
3. The Plat shall contain the following information:
 - (a) Description.
 - (1) Proposed name of the subdivision.
 - (2) Location by section, township and range, or by other legal description.
 - (3) Name and address of subdivider.

(4) Name, address and seal of registered professional engineer or land surveyor preparing the plat.

(5) Scale of plat, north point and date.

(b) Existing Conditions

(1) Boundary line of proposed subdivision indicated by solid heavy line.

(2) Location, width and names of all existing or prior platted streets or other public ways, railroad and utility right-of-way, parks and other public open spaces, permanent buildings or structures, and section and municipal corporation lines, within or adjacent to the tract.

(3) In case of a replat all descriptive lines of the original plat being vacated shall be shown by dotted lines in their proper position in relation to the new arrangement of the plat, the new plat being clearly shown in solid lines so as to avoid ambiguity or confusion.

(4) Existing sewers, water mains, culverts or other underground facilities within the tract, indicating pipe sizes, grades and exact location, as obtained from public records.

(5) Boundary lines of adjacent unsubdivided and subdivided land, showing owners names.

(6) Existing zoning of proposed subdivision and adjacent tracts, in zoned areas.

(7) Contours, based on the City datum, at not more than five (5) feet nor less than two (2) feet vertical intervals as required by the Commission.

(c) Proposed Conditions.

(1) Layout of streets, their names and widths and also widths of alleys, crosswalks and easements. The names of the streets shall conform as far as practicable to the name of corresponding streets existing in the vicinity of the subdivision. The name of a new street, not an extension or a correspondent of an existing street, shall not duplicate that of any existing street in the City.

(2) Layout, dimensions and numbers of lots.

(3) Parcels of land to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.

(4) Building setback lines, showing dimensions.

Section 308. APPROVAL OF PRELIMINARY PLAT.

The Commission shall consider the application and preliminary plat not later than the second regular monthly meeting following its proper submittal. If the Commission is satisfied that all conditions have been satisfactorily met by the subdivider, it shall tentatively approve the application and set a date for a public hearing on the proposed plat, giving written notification to the subdivider and publish at notice of the hearing at least ten (10) days prior to the date set for the hearing. The cost of publishing the notice of the hearing shall be paid to the publisher by the subdivider at the time of inserting the notice. After the public hearing the Commission may give its approval of the preliminary plat which shall be governed by the following qualifications:

1. The approval of a preliminary plat by the Commission is strictly tentative, involving merely the general acceptability of the layout as submitted.
2. The Commission may introduce such changes or revisions as are deemed necessary to the interests and needs of the community.
3. Tentative approval shall be effective for maximum period of six (6) months unless, upon application of the subdivider, the Commission grants an extension. If the final plat has not been recorded within this time limit, the preliminary plat must again be submitted to the Commission for approval.
4. Any person feeling himself aggrieved at any action of the Commission upon any proposed plat or replat, may apply in writing to the Commission, prior to its next regular monthly meeting for modification of the action complained of, and such application shall be considered by the Commission, at such time and such manner as it may determine.

Section 309. FINAL PLAT

After approval of the preliminary plat by the Commission, and the fulfillment of the requirements of these regulations one tracing of the final plat of the subdivision, drawn with India ink on the best grade of tracing cloth and one reproduction of the tracing

on tracing cloth shall be submitted to the Commission; upon the final approval of the plat, the reproduction shall become the property of the Commission. The final plat shall be prepared at the same scale as the preliminary plat and shall show:

1. Name of Subdivision.
2. Location by section, township and range, or by other legal description.
3. The name and certification of the registered professional engineer or land surveyor.
4. Scale shown graphically, date and northpoint.
5. Boundary of plat, based on an accurate traverse with angular and lineal dimensions.
6. Exact location, width and name of all streets within and adjoining the plat, and the exact location and widths of all alleys and crosswalks.
7. True courses and distances to the nearest established street lines or official monument which shall accurately describe the location of the plat.
8. City, township, county or section line accurately tied to the lines of the subdivision by distances and courses.
9. Radii, internal angles, central angles, points of curvature and tangency, lengths of tangents and lengths of all arcs.
10. All easements for right-of-way provided for public services or utilities.
11. All lot and block numbers and lines, with accurate dimensions in feet and hundredths. Blocks in numbered additions to subdivisions bearing the same name may be numbered consecutively through the several additions.
12. Lines of all streets with accurate dimensions in feet and hundredths, showing angles to street, alley and lot lines.
13. Accurate location of all monuments, which shall be concrete 4" x 4" at top, 6" x 6" at bottom and 36" long, with metal marker cast in center.
14. Accurate outlines and legal description of any areas to be dedicated or reserved for the public use, with the purposes in-

dictated thereon and in the dedication; and of any area to be reserved by deed covenant for common uses of all property owners.

15. Building setback lines accurately shown with dimensions.
16. A description of the property platted which shall be the same as that recorded in preceding transfer of the property or that portion of said transfer covered by plat.
17. Restrictive covenants of all types which run with the land.
18. Certificates for approval by the Commission and the Board of Public Works.

Section 310. PLAT APPROVAL

In submitting the final plat to the Commission, it shall be accompanied by a notice from the Board of Public Works stating that there has been filed with and approved by that Board, one of the following:

1. A certificate that all improvements and installations to the subdivision required for its approval have been made or installed in accordance with specifications; or
2. A bond which shall:
 - (a) Run to the Common Council of the City.
 - (b) Be in an amount determined by the Board of Public Works and approved by the Commission to be sufficient in amount to complete the improvements and installations in compliance with this ordinance.
 - (c) Be with surety by a company entered and licensed to do business in the State of Indiana, and
 - (d) Specify the time for the completion of the improvements and installations

After hearing and within a reasonable time after application for approval of the plat, the Commission shall approve or disapprove it. If the Commission approves, it shall affix the Commission's seal upon the plat together with the certifying signatures of its president and secretary. If it disapproves, it shall set forth its reason in its own records and provide the applicant with a copy.

Section 311. PLAT CERTIFICATES

CERTIFICATES

1. Under the authority provided by Chapter 174 — Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Common Council of the City of Bloomington, Indiana, this plat was given approval by the City of Bloomington as follows:

Approved by City Plan Commission at a meeting held _____

President

Secretary

Approved by Board of Public Works at a meeting held _____

Chairman

Member

Member

2. Each final plat submitted to the Commission for approval shall carry a certificate signed by a Registered Professional Engineer or Land Surveyor in substantially the following forms:

"I (Name) hereby certify that I am Professional Engineer (or a Land Surveyor), licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on (Date) ; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL _____
Signature

3. Each final plat submitted to the Commission for approval shall carry a deed of dedication in substantially the following forms.

"We the undersigned (Name) owners of the real estate shown and described herein, do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as (Name) an addition to the City of Bloomington. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

There are strips of ground (Number) feet in width as shown on this plat and marked "Easement", reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owners of other lots in this subdivision.

(Additional dedications and protective covenants, or private restrictions, would be inserted here upon the subdivider's initiative or the recommendation of the Commission; important provisions are those specifying the use to be made of the property and, in the case of residential use, the minimum habitable floor area.)

The foregoing covenants, (or restrictions), are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 19—, (twenty-five year period is suggested), at which time said covenants, (or restrictions), shall be automatically extended for successive periods of ten (10) years unless by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, it is agreed to change such covenants, or restrictions, in whole or in part.

Invalidation of any one of the foregoing covenants, or restrictions, by judgment or court order shall in no wise affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns." WITNESS our Hands and Seals this _____ day of _____ 19—.

State of Indiana

SS

County of Monroe

Before me, the undersigned Notary Public, in and for the County and State, personally appeared (Name) , (Name) (Name) , and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my Hand and Notarial Seal this _____ day of _____ 19—.

Notary Public

Section 312. ADOPTION

This ordinance shall be in force and effect from and after its passage and approval by the mayor.

Passed by the Common Council of the City of Bloomington, Indiana on the 21st day of November, 1950.

Mayor
Presiding officer of the Common
Council of the City of Bloomington,
Indiana.

Attest:

_____, Clerk-Treasurer
Clerk of the Common Council of
the City of Bloomington, Indiana

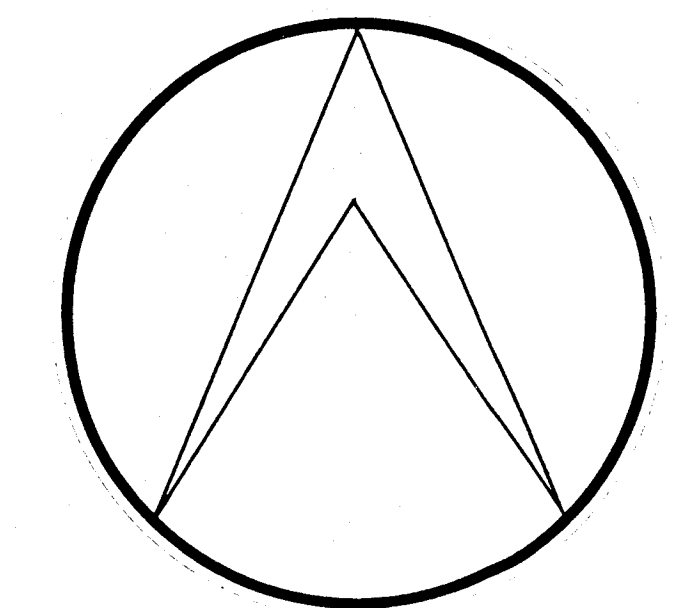
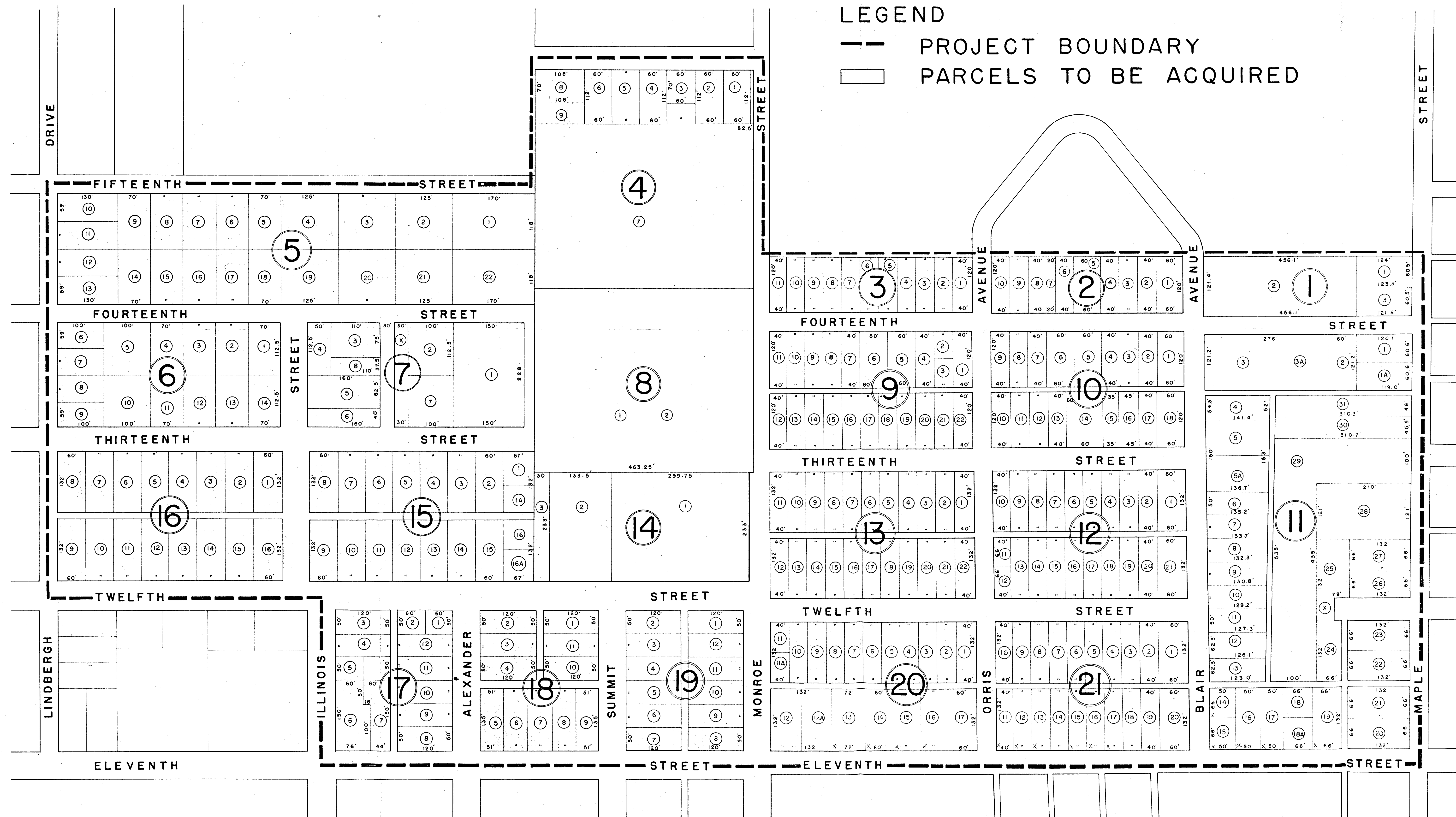
DYER SCHOOL AREA - NO. 1

URBAN RENEWAL AREA IND. R-23

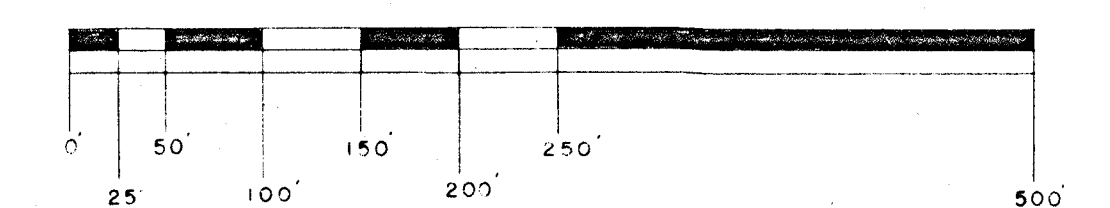
LAND ACQUISITION MAP

LEGEND

- PROJECT BOUNDARY
- ▭ PARCELS TO BE ACQUIRED



SCALE IN FEET



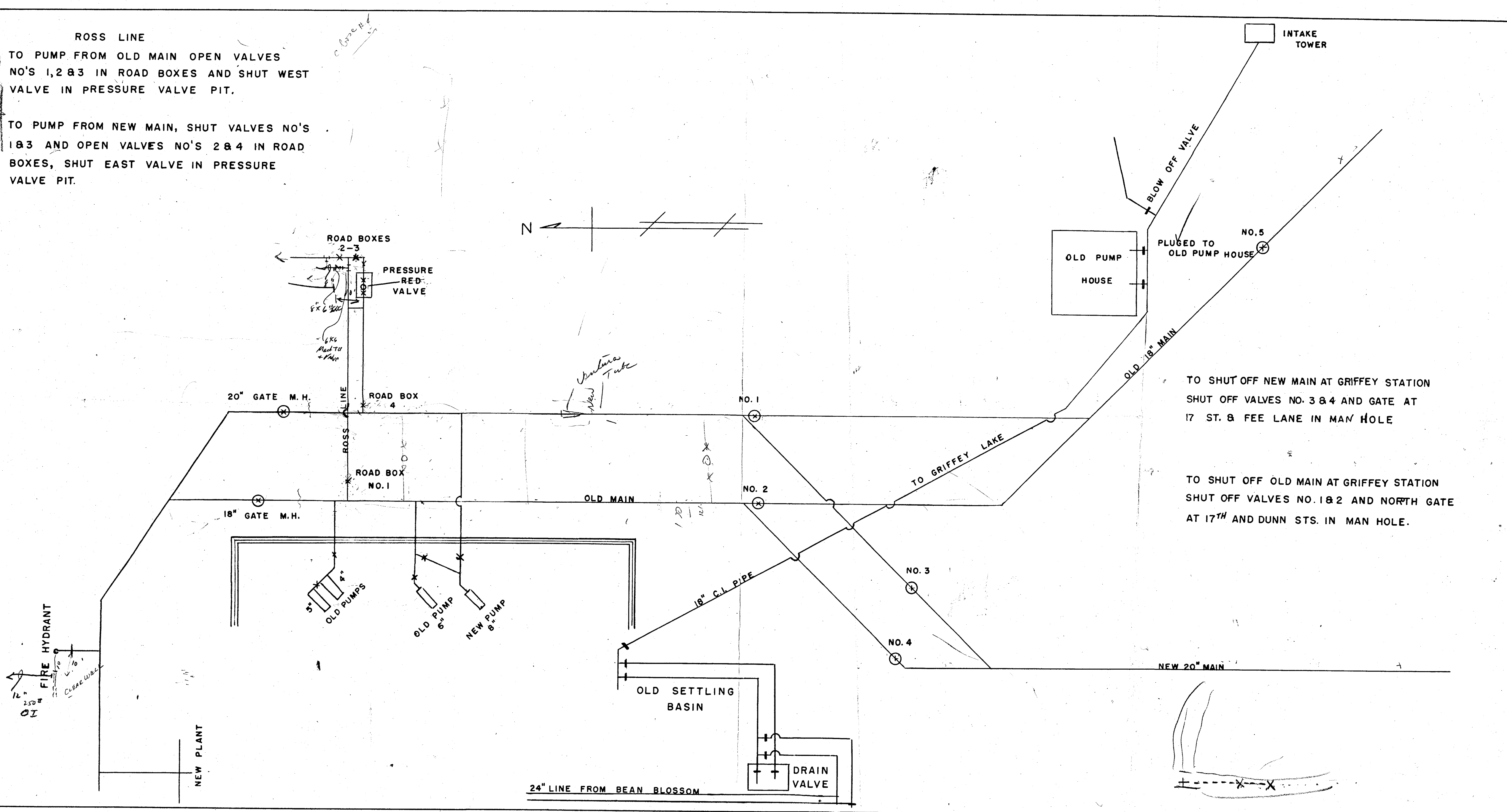
CITY OF BLOOMINGTON

DEPARTMENT OF REDEVELOPMENT

ROSS LINE

TO PUMP FROM OLD MAIN OPEN VALVES NO'S 1, 2 & 3 IN ROAD BOXES AND SHUT WEST VALVE IN PRESSURE VALVE PIT.

TO PUMP FROM NEW MAIN, SHUT VALVES NO'S 1 & 3 AND OPEN VALVES NO'S 2 & 4 IN ROAD BOXES, SHUT EAST VALVE IN PRESSURE VALVE PIT.



FIRE HYDRANT
12" 250#
10'

NEW PLANT

5" OLD PUMPS

OLD PUMP 6"

NEW PUMP 8"

OLD SETTLING BASIN

DRAIN VALVE

24" LINE FROM BEAN BLOSSOM

